



Ellesmere Avenue, Hull, HU8 9BS

Welcome to

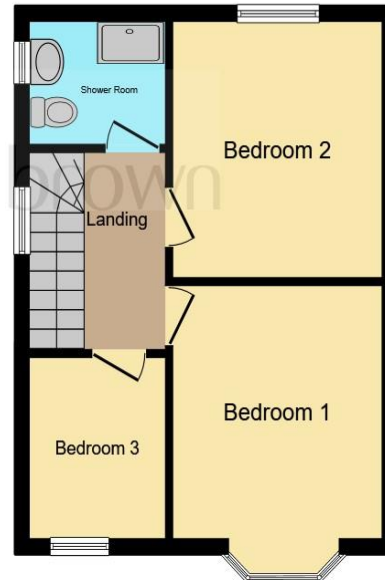
Ellesmere Avenue, Hull

William H. Brown are delighted to market this exquisite three-bedroom semi-detached house nestled within the tranquil surroundings of Ellesmere Avenue, Hull. With off-road parking, garage and large garden - This is the perfect family home and viewings advised.





Ground Floor



First Floor

Location

Entrance Hall

14' 5" x 5' 5" (4.39m x 1.65m)

Cloakroom

Living Room

13' 3" max x 11' 9" max (4.04m max x 3.58m max)

Dining Room

16' 2" max x 10' 9" max (4.93m max x 3.28m max)

Kitchen

18' 2" max x 6' 4" max (5.54m max x 1.93m max)

Bedroom 1

13' 4" max x 9' 9" max (4.06m max x 2.97m max)

Bedroom 2

11' max x 9' 8" max (3.35m max x 2.95m max)

Bedroom 3

7' 9" max x 6' 5" max (2.36m max x 1.96m max)

Bathroom

6' 3" x 5' 3" (1.91m x 1.60m)

Front Garden

Rear Garden

Parking

Agent's Note: Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is a relative of an Employee of the Connells Group of companies.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Ellesmere Avenue, Hull

- THREE BEDROOM SEMI DETACHED HOUSE
- IDEAL FAMILY HOME
- OFF ROAD PARKING & GARAGE
- WEST FACING REAR GARDEN
- POPULAR RESIDENTIAL LOCATION

Tenure: Freehold EPC Rating: D

offers over

£180,000

Directions to this property:

For more information please contact the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR121695



Property Ref:
HDR121695 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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