



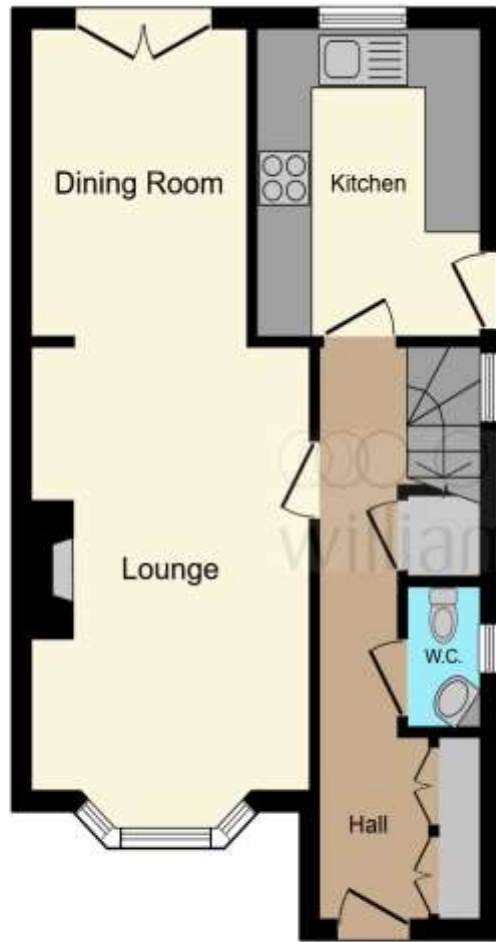
**Lindengate Avenue, Hull, HU7 0EA**

**Welcome to**

**Lindengate Avenue, Hull**

Introducing a stunning 3-bedroom detached family home nestled on Lindengate Avenue, Hull. This meticulously maintained property offers a perfect blend of comfort and functionality, ideal for modern family living.





**Ground Floor**



**First Floor**

**Location**

**Living Room**

14' 8" max x 10' max plus bay ( 4.47m max x 3.05m max plus bay )

**Dining Room**

10' 3" max x 7' 8" max ( 3.12m max x 2.34m max )

**W/C**

4' 8" max x 2' 7" max ( 1.42m max x 0.79m max )

**Kitchen**

10' 2" max x 8' max ( 3.10m max x 2.44m max )

**Bedroom 1**

13' max x 9' 3" max ( 3.96m max x 2.82m max )

**Ensuite**

5' 3" max x 4' 8" max ( 1.60m max x 1.42m max )

**Bedroom 2**

9' 4" max x 8' 7" max ( 2.84m max x 2.62m max )

**Bedroom 3**

8' 7" max x 6' 4" max ( 2.62m max x 1.93m max )

**Bathroom**

7' 2" max x 6' 8" max ( 2.18m max x 2.03m max )

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](http://www.focalagent.com)

**Welcome to**

## **Lindengate Avenue, Hull**

- DETACHED FAMILY HOME
- AMPLE OFF-STREET PARKING & GARAGE
- BEAUTIFULLY MAINTAINED FRONT & REAR GARDENS
- DOWNSTAIRS WC
- EN-SUITE OFF THE MASTER BEDROOM

Tenure: Freehold EPC Rating: D

offers over

**£220,000**

### **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/HDR119909](http://williamhbrown.co.uk/Property/HDR119909)



Property Ref:  
HDR119909 - 0003

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