

James Reckitt Avenue, Hull, HU8 8LF



Welcome to

James Reckitt Avenue, Hull

Presenting this spacious 3-bedroom end of terrace family home, ideally located on the sought-after James Reckitt Avenue.















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

Entrance Porch

Entrance Hall

Living Room

13' max x 13' 7" max (3.96m max x 4.14m max)

Kitchen/Diner

17' max x 12' 3" max (5.18m max x 3.73m max)

Utility Area

8' 1" max x 6' max (2.46m max x 1.83m max)

Second Reception/Bedroom 4

15' 4" max x 8' 9" max (4.67m max x 2.67m max)

Rear Lobby

Downstairs Wc

Landing

Bedroom 1

12' 8" max x 10' 1" max (3.86m max x 3.07m max)

Bedroom 2

10' 7" max x 8' 8" max (3.23m max x 2.64m max)

Bedroom 3

9' 2" max x 6' 9" max (2.79m max x 2.06m max)

Bathroom

6' 6" max x 5' 4" max (1.98m max x 1.63m max)

Loft Space

Boarded, with power, heating, and skylight

Outbuilding

19' max x 12' 5" max (5.79m max x 3.78m max)

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- OFF-STREET PARKING VIA DROPPED KERB
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND: B
- UTILITY ROOM
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: D

offers over

£170,000

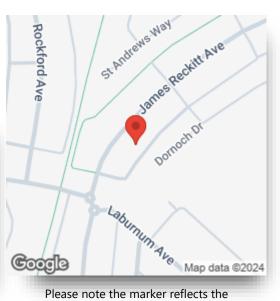
Directions to this property:

Please see below map for more information. For further enquiries, please contact the Holderness Road office 01482 327913.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR121221



Property Ref: HDR121221 - 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.





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