



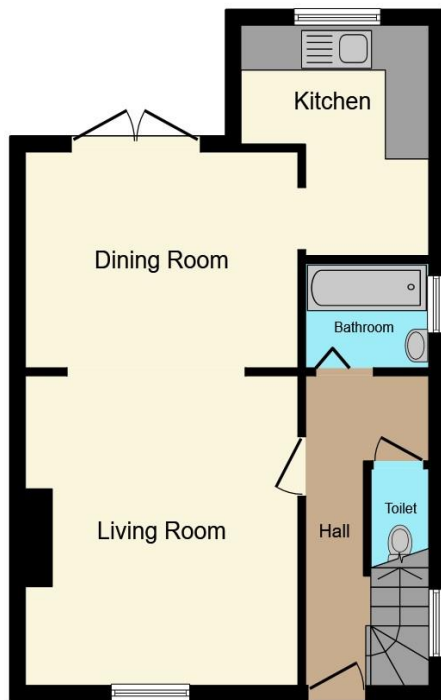
Lime Tree Avenue, Hull, HU8 8QD

Welcome to

Lime Tree Avenue, Hull

Exceptional Three-Bedroom Family Home on Lime Tree Avenue, Garden Village. Situated on a generous corner plot in the heart of the sought-after Garden Village, this beautifully presented three-bedroom semi-detached home offers spacious, versatile living ideal for growing families.





Ground Floor



First Floor



Second Floor

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 Hall

Living Room

14' 5" max x 12' 3" max (4.39m max x 3.73m max)

Dining Room

12' 3" max x 9' 9" max (3.73m max x 2.97m max)

Kitchen

10' 1" max x 8' 9" max (3.07m max x 2.67m max)

Downstairs Bathroom

5' 4" max x 4' 7" max (1.63m max x 1.40m max)
With bath and hand wash basin.

Separate Toilet

Landing

Bedroom 1

12' 8" max x 10' 2" max (3.86m max x 3.10m max)

Bedroom 3

9' max x 8' 8" max (2.74m max x 2.64m max)

Bedroom 4

12' 2" max x 9' 4" max (3.71m max x 2.84m max)

Second Floor

Converted Loft Space

19' 5" max x 8' 1" max (5.92m max x 2.46m max)
We have been advised that this conversion has been completed to regulations but we have not yet seen proof. Currently being used as a master suite.

Ensuite

8' 4" max x 4' 4" max (2.54m max x 1.32m max)

Dressing Room

Please Note:

We have been informed that the loft room has been converted to regulations, but we have not yet seen proof. The property lies within a conservation area and a heritage area.

Welcome to

Lime Tree Avenue, Hull

- 3 BEDROOMS + LOFT SPACE
- OFF-STREET PARKING VIA DRIVE AND GARAGE
- COUNCIL TAX BAND: C
- SPACIOUS FAMILY HOME
- GARDEN VILLAGE LOCATION

Tenure: Freehold EPC Rating: E

offers over

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR122623



Property Ref:
HDR122623 - 0003

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