



Lilac Avenue, Garden Village, Hull, HU8 8PT

Welcome to

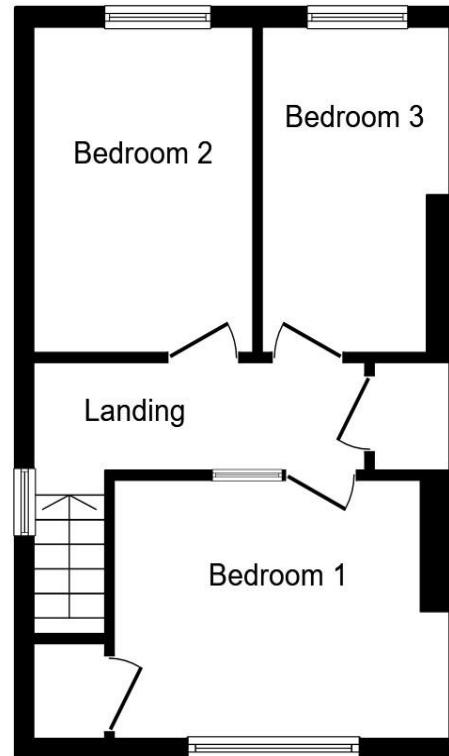
Lilac Avenue, Garden Village, Hull

William H Brown are delighted to present this charming three-bedroom home, perfectly situated on the highly sought-after Lilac Avenue in Hull. Offering spacious and versatile accommodation, this property is an excellent opportunity for families and first-time buyers alike.





Ground Floor



First Floor

Total floor area 87.1 m² (938 sq.ft.) approx

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.propertybox.io



Entrance Porch

5' 11" max x 3' max (1.80m max x 0.91m max)

Living-Dining Room

28' max x 12' max (8.53m max x 3.66m max)

Kitchen

19' max x 7' max (5.79m max x 2.13m max)

Landing

12' max x 2' 10" max (3.66m max x 0.86m max)

Bedroom 1

11' max x 7' 11" max (3.35m max x 2.41m max)

Bedroom 2

11' max x 6' 11" max (3.35m max x 2.11m max)

Bedroom 3

10' 11" max x 8' max (3.33m max x 2.44m max)

Bathroom

7' max x 4' max (2.13m max x 1.22m max)

Welcome to

Lilac Avenue, Garden Village, Hull

- GUIDE PRICE £175,000 - £185,000
- WELCOMING LOUNGE/DINING ROOM
- COUNCIL TAX BAND: B
- GARAGE
- LARGE KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£175,000 - £185,000



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Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 327913.



Please note the marker reflects the postcode not the actual property



Property Ref:
HDR123447 - 0005

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



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