



**Park Avenue, HESSLE HU13 9AQ**



**Welcome to**

**Park Avenue, HESSLE**

GUIDE PRICE £140,000 - £150,000

Lovely Home In Hessele with - Entrance Porch, Lounge, Dining Room, Fitted Kitchen, Ground Floor Shower Room, Conservatory, 2 Double Bedrooms, En Suite/Family Bathroom & Gardens! Call now to book your viewing!



## Entrance Porch

With double glazed door to the front and double glazed windows to the front and rear.

## Lounge

13' 2" max x 18' 1" max ( 4.01m max x 5.51m max )  
With double glazed window to the front, gas fire with wooden surround, radiator and double glazed patio style doors leading to the Dining Room.

## Dining Room

12' 8" x 13' max ( 3.86m x 3.96m max )  
With double glazed window to the rear, radiator and stairs to the First Floor.

## Kitchen

14' 5" x 7' 8" ( 4.39m x 2.34m )  
Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, gas hob, electric oven, cooker-hood, spot light points, plumbing for an automatic washing machine, plumbing for a dishwasher, central heating boiler, double glazed window to the side and double glazed door to the side.

## Shower Room

Shower Room with shower cubicle, wash hand basin, low level wc, radiator and double glazed windows to the side and rear.

## Conservatory

With double glazed door to the side and double glazed windows to the sides and rear.

## First Floor

### Landing

With cupboard housing water tank.

### Bedroom 1

11' 9" x 12' to rear of wardrobes ( 3.58m x 3.66m to rear of wardrobes )  
With double glazed window to the front, radiator, feature fire surround, fitted wardrobes and loft access.

### Bedroom 2

12' 7" x 13' 3" to rear of wardrobes ( 3.84m x 4.04m to rear of wardrobes )  
With double glazed window to the rear, radiator and fitted wardrobes.

### En Suite/ Bathroom

Bathroom with corner bath, shower cubicle, low level wc, wash hand basin, radiator and double glazed window to the rear.

## Outside

### Front Garden

With path, wrought iron gate, hedging and fencing.

### Rear Garden

With lawned area, paved patio area, trees, hedging and summerhouse.



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## Welcome to

### Park Avenue, HESSLE

- GUIDE PRICE £140,000 - £150,000
- Well Presented Home In Hessle
- 2 Double Bedrooms
- Ground Floor Shower Room & En Suite/Family Bathroom
- Conservatory

Tenure: Freehold EPC Rating: D

guide price

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Property Ref:  
WBY110048 - 0003

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## Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property



william h brown



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