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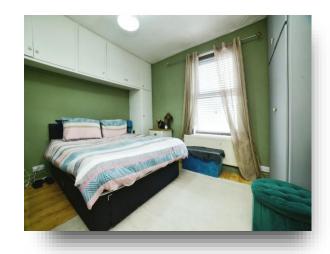
Park Avenue, HESSLE

GUIDE PRICE £140,000 - £150,000

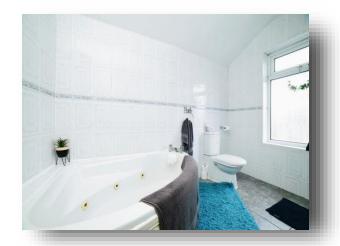
Lovely Home In Hessle with - Entrance Porch, Lounge, Dining Room, Fitted Kitchen, Ground Floor Shower Room, Conservatory, 2 Double Bedrooms, En Suite/Family Bathroom & Gardens! Call now to book your viewing!













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" \times 12' to rear of wardrobes ($3.58m \times 3.66m$ to rear of wardrobes)

With double glazed window to the front, radiator, feature fire surround, fitted wardrobes and loft access.

Bedroom 2

12' 7" \times 13' 3" to rear of wardrobes ($3.84m \times 4.04m$ 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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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

£140,000 - £150,000





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Property Ref: WBY110048 - 0003 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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





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