



Campion Avenue, Hull HU4 7AR

Welcome to

Campion Avenue, Hull

GUIDE PRICE £100,000 - £110,000

Family Home In West Hull with - Entrance Hall, Lounge/Diner, Fitted Kitchen, 3 Bedrooms, Wet Room, Gardens & Garage! Call us today and book your viewing!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Lounge/ Diner

15' narrowing to 11' 7" x 24' 8" into bay (4.57m narrowing to 3.53m x 7.52m)

With double glazed bay window to the front, 2 radiators, television point, coving to the ceiling and storage cupboard.

Kitchen

13' 9" x 9' 5" (4.19m x 2.87m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, gas hob, electric oven, plumbing for an automatic washing machine, double glazed window to the rear and double glazed door to the rear.

First Floor

Landing

With loft access.

Bedroom 1

12' 3" x 13' 3" to front of wardrobes (3.73m x 4.04m to front of wardrobes)

With double glazed window to the front, radiator and coving to the ceiling.

Bedroom 2

9' 5" x 9' to rear of wardrobes (2.87m x 2.74m to rear of wardrobes)

With double glazed window to the rear, radiator and coving to the ceiling.

Bedroom 3

6' 1" x 5' 6" (1.85m x 1.68m)

With double glazed window to the rear and radiator.

Wet Room

Wet Room with shower unit, low level wc, wash hand basin, radiator and extractor fan.

Outside

Front Garden

With wall, path and lawned area.

Rear Garden

With concrete patio area, rear access gate and fenced surround.

Garage

18' 1" x 9' 2" (5.51m x 2.79m)

With power, side access door and up and over door.



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Welcome to

Campion Avenue, Hull

- GUIDE PRICE £100,000 - £110,000
- 3 Bed Mid Terraced Home In West Hull
- Through Lounge/ Diner
- Wet Room
- Garage

Tenure: Freehold EPC Rating: C

guide price

£100,000 - £110,000

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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Property Ref:
WBY110360 - 0002

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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