



Campion Avenue, HULL HU4 7AR

Welcome to

Campion Avenue, HULL

Beautiful Home On Campion Avenue with - Entrance Hall, Lounge, Open Plan Kitchen/Diner, 2 Bedrooms, Family Bathroom & Gardens. Call us today and book your viewing!



Entrance Hall

With double glazed door to the front and radiator.

Lounge

13' 6" into bay x 12' max (4.11m into bay x 3.66m max)

With double glazed bay window to the front, 2 radiators and coving to the ceiling.

Kitchen/Diner

21' 3" x 15' 1" to bay (6.48m x 4.60m to bay)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, central island, electric hob, electric oven, cooker-hood, radiator, integrated fridge freezer, integrated dishwasher, plumbing for an automatic washing machine, spot light points, double glazed skylight window, double glazed bay window to the side, storage cupboard housing central heating boiler and double glazed bi-folding doors leading to the Rear Garden.

First Floor

Landing

With double glazed window to the side.

Bedroom 1

13' 9" into bay x 15' 3" max (4.19m into bay x 4.65m max)

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

Bedroom 2

10' x 9' 1" (3.05m x 2.77m)

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

Bathroom

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

Outside

Front Garden

With lawned area, hedging and gate.

Rear Garden

With decking area, lawned area, pond, hot tub area, path, rear access gate, hedging, fencing and shed.



view this property online williamhbrown.co.uk/Property/WBY110464



Welcome to

Campion Avenue, HULL

- 2 Bedroom Home On Campion Avenue
- Well Presented Throughout
- Open Plan Kitchen/Diner With Central Island
- Popular Residential Location
-

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

£150,000



view this property online [williamhbrown.co.uk/Property/WBY110464](https://www.williamhbrown.co.uk/Property/WBY110464)



Property Ref:
WBY110464 - 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.

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



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williamhbrown.co.uk