



Colwall Avenue, HULL HU5 5SN



Welcome to

Colwall Avenue, HULL

GUIDE PRICE £140,000 - £150,000

Lovely Home On Colwall Avenue with - Entrance Hall, Lounge, Fitted Kitchen, Utility Room, 3 Bedrooms (Master With En Suite), Family Bathroom, Gardens, Off Street Parking & Garage! Book your viewing today!













Entrance Hall

With double glazed door to the side and stairs to the First Floor.

Lounge

13' 3" x 12' 4" into bay ($4.04m \times 3.76m$ into bay) With double glazed bay window to the front, gas fire with marble effect surround, radiator and coving to the ceiling.

Kitchen

13' 2" x 9' 8" max (4.01m x 2.95m max) Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, radiator, understairs cupboard and double glazed window to the side.

Utility Room

4' 8" x 7' 3" (1.42m x 2.21m) With work surfaces, plumbing for an automatic washing machine, space for a dryer, central heating boiler and double glazed door to the rear.

First Floor

Bedroom 1

11' 5" x 13' 3" ($3.48m \times 4.04m$) With double glazed window to the front, radiator, coving to the ceiling and built in wardrobe.

Bedroom 2

7' 8" x 10' 1" ($2.34m\ x\ 3.07m$) With double glazed window to the rear and radiator.

Bathroom

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

Second Floor

Bedroom 3

12' 4" x 13' 4" ($3.76m\ x$ 4.06m) With double glazed window to the front and radiator.

En Suite

En Suite with shower cubicle, low level wc, wash hand basin, chrome effect towel style radiator and extractor fan.

Outside

Front Garden

With wall, shrubs, gravelled area, double wrought iron gates, shared driveway and off street parking.

Rear Garden

With lawned area, block paved patio area and fenced surround.

Garage

10' 3" x 22' 3" ($3.12m \times 6.78m$) Garage with power, double glazed window to the rear and up and over door.





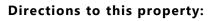
Welcome to

Colwall Avenue, HULL

- GUIDE PRICE £140,000 £150,000
- 3 Bedroom Home On Colwall Avenue
- Master Bedroom With En Suite
- Utility Room
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D

guide price **£140,000 - £150,000**



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





view this property online williamhbrown.co.uk/Property/WBY110536



Property Ref: WBY110536 - 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.

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