



**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 x 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 x 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 x 6.78m )

Garage with power, double glazed window to the rear and up and over door.



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## 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**

### 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:  
WBY110536 - 0003

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