



Hollytree Avenue, HULL HU5 5YB

Welcome to

Hollytree Avenue, HULL

Lovely, Detached Bungalow with - Entrance Hall, Lounge, Fitted Kitchen, 2 Bedrooms, Shower Room, Gardens, Off Street Parking & Garage! Deserves viewing! So call and book yours today!



Entrance Hall

With double glazed window to the side and storage cupboard.

Lounge

10' 8" x 16' 6" into window (3.25m x 5.03m into window)
With double glazed bow window to the front, electric fire, television point, radiator and coving to the ceiling.

Kitchen

11' x 8' 6" (3.35m x 2.59m)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a fridge, plumbing for an automatic washing machine, storage cupboard, double glazed window to the side and double glazed door to the rear.

Bedroom 1

10' 2" x 8' 5" to rear of wardrobes (3.10m x 2.57m to rear of wardrobes)
With double glazed window to the front, radiator, television point and fitted wardrobes.

Bedroom 2

8' 3" x 10' 6" (2.51m x 3.20m)
With double glazed window to the rear, radiator and coving to the ceiling.

Shower Room

Shower Room with shower cubicle, vanity wash hand basin, low level wc, radiator, coving to the ceiling and double glazed window to the side.

Outside

Front & Side Garden

With wall with wrought iron fixings, wrought iron gate and block paved driveway providing off street parking and leading to the Garage.

Rear Garden

With artificial lawned area, lawned area, borders housing plants and shrubs, gravelled area, access gate and fenced surround.

Garage

17' x 8' 2" (5.18m x 2.49m)
Garage with power, side window and up and over door.



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Welcome to

Hollytree Avenue, HULL

- 2 Bedroom Detached Bungalow
- Spacious Lounge & Fitted Kitchen
- Well Presented Throughout!
- Off Street Parking & Garage
-

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£200,000



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:
WBY110884 - 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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