



Lulworth Avenue, Hull HU4 7HD

Welcome to

Lulworth Avenue, Hull

GUIDE PRICE £190,000 - £200,000

Lovely Home On Lulworth Avenue with - Entrance Hall, Open Plan Kitchen/Diner/Day Room, Conservatory, 3 Bedrooms & Loft Space, Family Bathroom, Gardens, Off Street Parking & Garage! Call us now and book your viewing!



Entrance Hall

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

Kitchen/Diner Day Room

Irregular Shaped Room x (x)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, double electric oven, cooker-hood, integrated microwave, integrated dishwasher, wine cooler, breakfast bar, feature radiator, 2 double glazed windows to the rear, double glazed bay window to the front, feature open fire with brick surround, 2 radiators and coving to the ceiling.

Conservatory

8' 4" x 8' 5" (2.54m x 2.57m)

With double glazed windows to the side and rear, radiator and double glazed door to the rear.

First Floor

Bedroom 1

11' 1" x 14' 3" into bay (3.38m x 4.34m into bay)

With double glazed bay window to the front and radiator.

Bedroom 2

11' 11" x 11' 6" (3.63m x 3.51m)

With double glazed window to the rear and radiator.

Bedroom 3

7' 9" x 6' (2.36m x 1.83m)

With double glazed window to the front and radiator.

Loft Space

10' 5" x 15' 9" (3.17m x 4.80m)

With double glazed skylight window to the rear and radiator.

Bathroom

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

Outside

Front Garden

With fencing, gravelled area and shared driveway providing off street parking.

Rear Garden

With lawned area, patio area, decking area, rear decking area and fenced surround.

Garage

Garage with side access door and up and over door.



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Welcome to

Lulworth Avenue, Hull

- GUIDE PRICE £190,000 - £200,000
- Semi-Detached Home On Lulworth Avenue
- 3 Bedrooms & Loft Space
- Fabulous Open Plan Kitchen/Diner/Day Room
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£190,000 - £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

view this property online [williamhbrown.co.uk/Property/WBY111080](https://www.williamhbrown.co.uk/Property/WBY111080)



Property Ref:
WBY111080 - 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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