



Maplewood Avenue, Hull HU5 5YE

Welcome to

Maplewood Avenue, Hull

GUIDE PRICE £160,000 - £170,000

Beautifully Presented Home On Maplewood Avenue with - Entrance Hall, Lounge/Diner, Fitted Kitchen, Rear Porch, 2 Bedrooms, Family Bathroom, Gardens, Off Street Parking & Garage! Call us now and book your viewing!



Entrance Hall

With double glazed door to the side and double glazed window to the front.

Lounge/Diner

11' 6" x 16' 9" plus window (3.51m x 5.11m plus window)
With double glazed bow window to the front, 2 radiators, television point and stairs to the First Floor.

Kitchen

11' 5" x 8' 7" (3.48m x 2.62m)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, radiator, spot light points, cupboard housing Central heating boiler, radiator and double glazed window to the rear.

Rear Porch

With double glazed window to the rear and double glazed door to the side.

First Floor

Bedroom 1

11' 6" x 9' 11" plus access (3.51m x 3.02m plus access)
With double glazed window to the front and radiator.

Bedroom 2

8' 7" x 9' 7" to front of wardrobes (2.62m x 2.92m to front of wardrobes)
With double glazed window to the rear, radiator and fitted wardrobes.

Bathroom

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

Outside

Front Garden

With gravelled area and side driveway providing off street parking.

Rear Garden

With paved patio area, artificial lawned area, fenced surround and side access gate.

Garage

16' 7" x 9' (5.05m x 2.74m)
Garage with power, window to the side and up and over door.



view this property online williamhbrown.co.uk/Property/WBY111195



Welcome to

Maplewood Avenue, Hull

- GUIDE PRICE £160,000 - £170,000
- Beautifully Presented Throughout & NO CHAIN
- 2 Bedroom Semi-Detached Home On Maplewood Avenue
- Modern Open Plan Lounge/Diner
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£160,000 - £170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111195



Property Ref:
WBY111195 - 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.

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.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



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



williamhbrown.co.uk