









welcome to

1st Avenue, Hull

Situated in this ever popular location, the property is close to many amenities and has fantastic transport links.













Entrance Hall

With a double glazed composite door to the front leading into the property, stairs to the first floor and access to the lounge.

Lounge

13' 8" into bay x 12' max (4.17m into bay x 3.66m max) With a feature electric fireplace, wall light points, a storage cupboard under the stairs, coving, a radiator and a double glazed bay window to the front.

Kitchen

19' max into access reccess x 8' 9" max (5.79m max into access reccess x 2.67m max)

Housing a fitted modern kitchen with a range of high gloss wall and base units, contrasting work surfaces, a stainless steel sink and drainer unit, a gas hob, an electric oven, a cooker hood, cream glass kitchen splash back, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge freezer, a worchester boiler unit fitted in July 2025, a radiator, fitted full floor tiles, a double glazed sky light window and a double glazed composite door to the rear.

Bedroom 3

9' 10" x 7' 2" (3.00m x 2.18m)

With a radiator and access to an en-suite. This room has the potential to be a 3rd bedroom or a second reception room.

En-Suite

With a W/C, a vanity wash hand basin, a bath with mixer tap, a chrome effect ladder radiator, extractor fan, fitted floor and wall tiles and a double glazed widow to the side.

Landing

With access to the bedrooms, shower room and the loft

Bedroom 1

14' 1" x 9' 7" (4.29m x 2.92m)

With two built in cupboards, a radiator and a double glazed window to the front.

Bedroom 2

10' 8" x 9' 3" (3.25m x 2.82m)

With a radiator and a double glazed window to the rear.

Shower Room

With a W/C, a pedestal wash hand basin, a walk in shower with full modern tiles, chrome effect ladder radiator for heated towels, an extractor fan, full floor tiling and a double glazed window to the rear.

Front Garden

With a dropped kerb leading into the wrought iron gated driveway proving off road parking, there is a wall and a wrought iron fence.

Rear Garden

With a paved patio, a lawn, a shed, a timber fence and a gate to side access.





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1st Avenue, Hull

- No chain
- Newly renovated throughout and beautifully presented
- Off road parking
- Full bathroom and full shower room
- Ground floor living optional

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£140,000





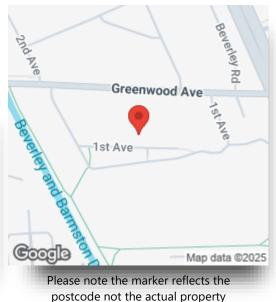
directions to this property:

01482 447748.

See below map for property location, for more information on

the local area please call your local residential sales team on:





view this property online williamhbrown.co.uk/Property/NEA120095



Property Ref: NEA120095 - 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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