



1st Avenue, Hull HU6 9NE

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 recess x 8' 9" max (5.79m max into access recess 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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welcome to

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:

See below map for property location, for more information on the local area please call your local residential sales team on: 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120095 - 0003

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