



**Belvoir Street, Hull HU5 3LP**

## Welcome to

### Belvoir Street, Hull

A well-presented three-bedroom home in the heart of the Avenues & Dukeries, offering move-in ready living with a recently renovated bathroom finished to a high standard and a south-facing rear garden. The property is within walking distance of Princes Avenue and falls within the catchment for Ofsted



## Entrance Hall

With a door to front leading into the property, stairs to the upper floor and access to the lounge and dining room.

## Lounge

13' 5" x 11' 3" ( 4.09m x 3.43m )

With a feature fireplace, a radiator and a double glazed-bay window to the front, creating a bright and inviting living space.

## Dining Room

14' 8" x 11' 11" ( 4.47m x 3.63m )

Spacious dining room with a fireplace surround, a radiator and a double-glazed window to the rear.

## Kitchen

11' 11" x 8' 1" ( 3.63m x 2.46m )

Housing a fitted kitchen, with a range of wall and base units, complementary work surfaces, a sink and drainer unit with filtered tap water, integrated oven, hob, and cooker hood. Plumbing is available for both a washing machine and dishwasher, with space for a fridge freezer. Double glazed window to the side and a door providing access to the rear garden.

## Bedroom 1

16' 8" x 11' 1" ( 5.08m x 3.38m )

Spacious double bedroom with a radiator and two double glazed windows to the front, providing plenty of natural light.

## Bedroom 2

11' 1" x 6' 11" ( 3.38m x 2.11m )

Well-proportioned bedroom with a radiator and a double-glazed window to the rear.

## Bedroom 3

8' 11" x 8' 1" ( 2.72m x 2.46m )

Versatile third bedroom with a radiator and a double-glazed window to the side.

## Bathroom

Recently renovated and finished to a high standard, comprising a W/C, vanity wash hand basin, bath with rainfall shower over and heated towel rail.

## Front Garden

Low-maintenance front garden with a path leading to the entrance, enclosed by a brick wall with wrought iron fencing and gate.

## Rear Garden

Enclosed, low-maintenance south-facing rear garden, featuring a paved patio area, raised gravel section and flower beds, ideal for outdoor seating and enjoying the sun.



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## Welcome to

### Belvoir Street, Hull

- Prime Dukeries location within sought-after Avenues
- Three-bedroom mid-terrace
- Within catchment for Thoresby Primary School
- Bay-fronted lounge and separate dining room
- Move-in ready

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

offers over

# £130,000



### Directions to this property:

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA118225 - 0003

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