



25th Avenue, HULL HU6 8EX

welcome to

25th Avenue, HULL

This well presented property is situated on 25th Avenue, the property has been done to a high standard and is close to local shops, schools and bus routes to the city centre and surrounding areas.



Entrance Hall

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

Lounge

11' 3" x 12' 9" (3.43m x 3.89m)

With a feature gas fireplace with surround, a radiator and a double glazed window to the front.

Open Plan Kitchen/ Dining Room

24' 5" x 20' 7" (7.44m x 6.27m)

Housing a modern fitted kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, a centre island, an integrated double oven, a integrated hob, a cooker hood, an integrated fridge freezer, an integrated dish washer, two radiators, space for a seating area, double glazed sky lights, double glazed windows to the rear, double glazed patio doors leading to the rear garden.

Utility Room

6' 4" x 4' 6" (1.93m x 1.37m)

With a range of wall and base units, work surface, a stainless steal sink and drainer unit, plumbing for a washing machine and access to the ground floor WC.

Ground Floor Wc

With a W/C, a vanity wash hand basin, a ladder radiator and a double glazed window to the front.

Bedroom 1

11' 3" x 9' 11" (3.43m x 3.02m)

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

Bedroom 2

10' 8" x 10' 10" (3.25m x 3.30m)

With a fitted wardrobe and storage space, a radiator and a double glazed window to the rear.

Shower Room

With a W/C, a vanity wash hand basin, a walk in shower, a ladder radiator and a double glazed window to the rear.

Loft Space

13' 8" x 12' plus recess (4.17m x 3.66m plus recess)

A fully boarded loft providing additional space, there is fully working electricity, sockets and lighting, a radiator and a double glazed sky light to the rear.

Front Garden

With a driveway providing off road parking, a brick wall, wrought iron fencing and a hedge to the side.

Rear Garden

With a brick patio area, a trellis wall, a wooden fence and a summer house.

Summer House

A convenient summer house with the potential to be used as a home entertainment area/ bar, office space or home gym. There is a window to the side and a door to the side.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

25th Avenue, HULL

- MODERN AND WELL PRESENTED
- FULLY FUNCTIONAL LOFT SPACE
- SUMMER HOUSE
- OPEN PLAN KITCHEN/ DINING AREA
- INTEGRATED APPLIANCES

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

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

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120591 - 0004

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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.



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