



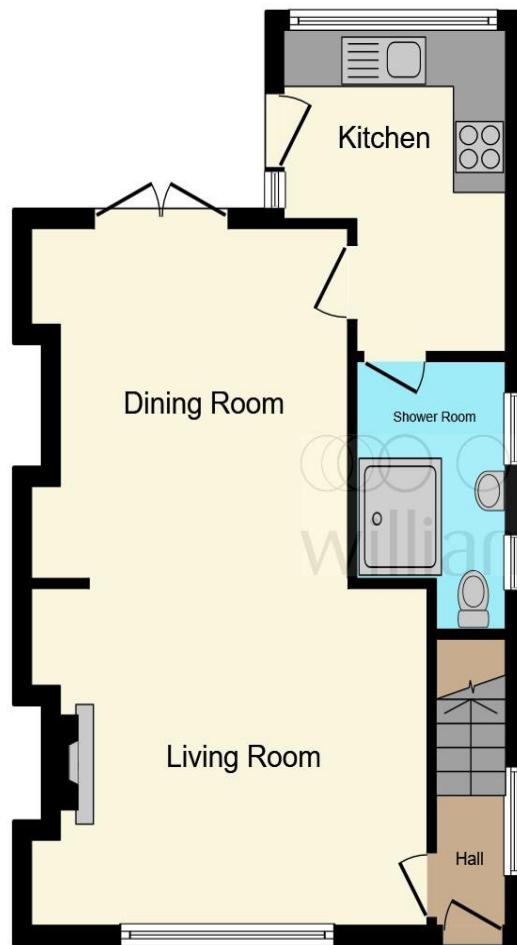
**Beech Avenue, Garden Village, Hull, HU8 8QH**

**Welcome to**

## **Beech Avenue, Garden Village, Hull**

STUNNING three bedroom semi-detached property on Beech Avenue, Hull. Boasting stylish open plan reception rooms and large bedrooms, the master having an en suite, this is the perfect ready-to-move-in family home in a desirable, leafy and convenient location.





**Ground Floor**



**First Floor**

**Lounge-Dining Room**

24' 5" max x 12' 4" max ( 7.44m max x 3.76m max )

**Kitchen**

11' 8" max x 8' 2" max ( 3.56m max x 2.49m max )

**Bathroom**

9' 7" max x 5' 4" max ( 2.92m max x 1.63m max )

**Bedroom 1**

13' 7" max x 11' 9" max ( 4.14m max x 3.58m max )

**En Suite**

7' 2" max x 6' 8" max ( 2.18m max x 2.03m max )

**Bedroom 2**

11' 5" max x 8' 5" max ( 3.48m max x 2.57m max )

**Bedroom 3**

11' 9" max x 7' 9" max ( 3.58m max x 2.36m max )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

# Beech Avenue, Garden Village, Hull

- THREE LARGE BEDROOMS, MASTER HAVING EN SUITE
- STYLISH OPEN PLAN LOUNGE-DINING ROOM WITH ACCESS TO THE GARDEN
- MODERN KITCHEN AND SHOWER ROOM
- GARAGE AND PAVED REAR GARDEN
- GREAT LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

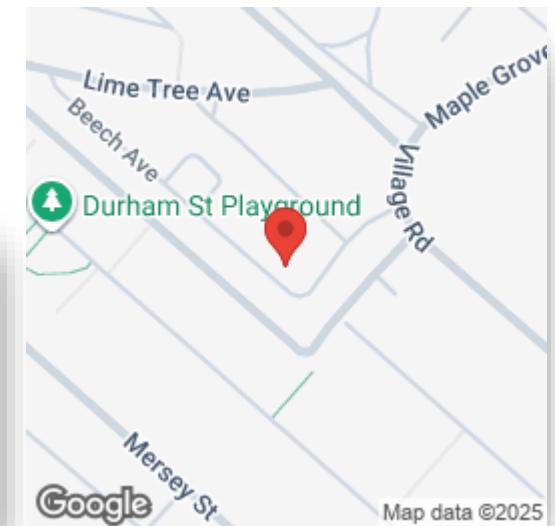
**£200,000**



**view this property online** [williamhbrown.co.uk/Property/HDR122231](http://williamhbrown.co.uk/Property/HDR122231)

## Directions to this property:

See map below for directions. For more information contact the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property



Property Ref:  
HDR122231 - 0004

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



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