



Ventnor Street, HULL HU5 2LP

welcome to

Ventnor Street, HULL

Situated off Newland Avenue, this 3 bedroom mid terrace property is an ideal investment opportunity and is close to local amenities.



Open Plan Lounge/ Dining Room

25' 6" max x 11' 3" max (7.77m max x 3.43m max)

This spacious area offers plenty of family living and dining space, with 2 radiators, a storage cupboard under the stairs, a double glazed window to the front and a double glazed window to the rear.

Kitchen

14' 6" max x 8' 11" max (4.42m max x 2.72m max)

Housing a fitted modern kitchen, a range of wall and base units, contrasting work surfaces, a sink and drainer unit, space for a cooker, a cooker hood, space for a fridge freezer, plumbing for a washing machine, a boiler unit, a radiator and a double glazed window to the side.

Landing

With a fitted cupboard and access to the bedrooms and family bathroom.

Bedroom 1

12' 10" max x 11' 3" max (3.91m max x 3.43m max)

A good sized main bedroom with fitted wardrobes, a radiator and a double glazed window to the front.

Bedroom 2

11' 3" max x 9' max (3.43m max x 2.74m max)

A second bedroom with a radiator and a double glazed window to the rear.

Bedroom 3

9' max x 8' 10" max (2.74m max x 2.69m max)

With access to the loft, a radiator and a double glazed window to the rear.

Shower Room

With a W/C, a wash hand basin, a walk in shower and a double glazed window to the side.

Front Garden

With a wooden fence surround, a path leading to the front door and access via a wrought iron gate to the side alley and to the rear garden.

Rear Garden

With a paved area, a large gravel area, a wooden fence surround and a wooden gate leading to the side ally and to the front of the property.



view this property online williamhbrown.co.uk/Property/NEA119705



welcome to

Ventnor Street, HULL

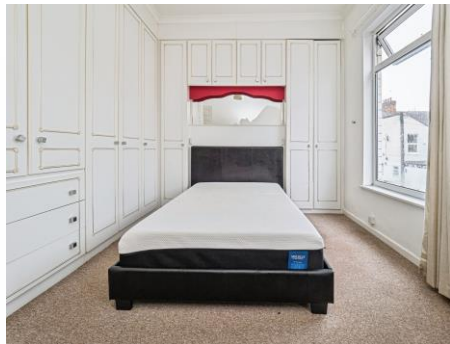
- Ideal investment opportunity
- Option to buy with tenant in situ
- Close to local amenities
- Easy bus routes into city centre

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 local residential sales team on: 01482 447748

£130,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NEA119705](https://www.williamhbrown.co.uk/Property/NEA119705)



Property Ref:
NEA119705 - 0005

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 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.



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)