



Cranbourne Avenue, Hull HU5 1JF

welcome to

Cranbourne Avenue, Hull

Situated in this quiet location, the property is close to local amenities and has transport links to the City centre.



Open Plan Lounge/ Dining Room

22' 4" plus bay x 11' max (6.81m plus bay x 3.35m max)
With a double glazed door to the front leading into the property, the open plan lounge/ dining area offers a good amount of space and contains 2 radiators, stairs to the first floor, a double glazed bay window to the front and access to the kitchen.

Kitchen

9' 6" x 6' 3" (2.90m x 1.91m)
Housing a fitted kitchen with a range of wall and base units, work surfaces, a stainless steel sink and drainer unit, a cooker, a radiator, a double glazed window to the rear and a door leading to the utility.

Utility Room

7' 5" x 5' 8" (2.26m x 1.73m)
With a boiler unit, a fridge freezer, plumbing for a washing machine and a door leading to the rear garden.

Bedroom 1

13' 5" max x 11' 2" max (4.09m max x 3.40m max)
A good sized main bedroom with a radiator and a double glazed bay window to the front.

Bedroom 2

16' 4" max x 8' 1" max (4.98m max x 2.46m max)
With access to the loft, a radiator and a double glazed window to the rear.

Bathroom

With a W/C, a pedestal wash hand basin, a bath with a electric shower over, a radiator and a double glazed window to the utility.

Rear Garden

A low maintenance rear garden with a timber gate and a brick wall.



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Cranbourne Avenue, Hull

- Excellent investment opportunity
- Long-sitting tenant
- Quiet location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

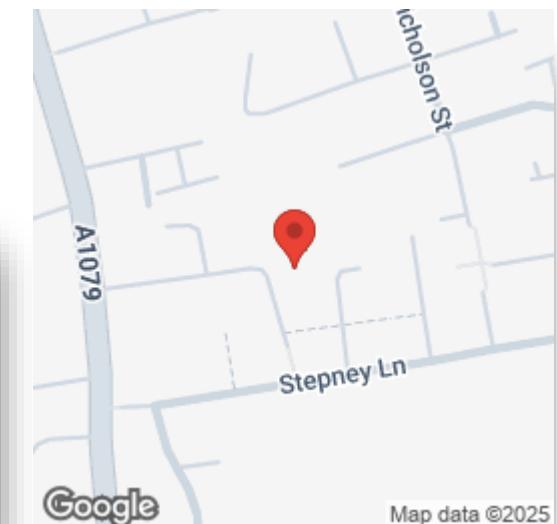
£65,000

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.



view this property online williamhbrown.co.uk/Property/NEA120023



Please note the marker reflects the postcode not the actual property



Property Ref:
NEA120023 - 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.

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