



**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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120023 - 0004

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