



**25th Avenue, Hull HU6 8EU**

**welcome to**

**25th Avenue, Hull**

PUBLIC NOTICE - The vendor has been in receipt of an offer of £95,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.



### **Entrance Porch**

With a door leading into the property from the front garden and a door leading into the lounge room.

### **Lounge**

17' 7" x 12' 8" ( 5.36m x 3.86m )

A good sized living area with a feature fireplace with surround, a radiator, a double glazed window to the front, stairs leading to the upper floor and access to the kitchen.

### **Kitchen**

17' 7" x 8' 3" ( 5.36m x 2.51m )

Housing a fitted kitchen with a range of wall and base units, a sink and drainer unit, space for a cooker, space for a fridge freezer, plumbing for a washing machine, a radiator, a double glazed window to the side, access to the ground floor wet room and a door leading to the conservatory.

### **Conservatory**

11' 10" x 8' 3" ( 3.61m x 2.51m )

With a door leading to the rear garden.

### **Ground Floor Wet Room**

With a W/C, a wash hand basin, a shower and a radiator.

### **Bedroom 1**

9' 11" x 14' 3" ( 3.02m x 4.34m )

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

### **Bedroom 2**

8' 4" x 8' ( 2.54m x 2.44m )

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

### **Bedroom 3**

11' 4" x 8' 11" ( 3.45m x 2.72m )

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

### **Front Garden**

With a path leading to the door, a lawned area, a wooden fence and gate and a gate leading to the rear garden.

### **Rear Garden**

With a lawned area, a wooden fence and a gate leading to the front.



**view this property online** [williamhbrown.co.uk/Property/NEA120168](http://williamhbrown.co.uk/Property/NEA120168)



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## **25th Avenue, Hull**

- Three bedroom house
- Close to local amenities
- Close to schools and bus routes
- Lots of potential

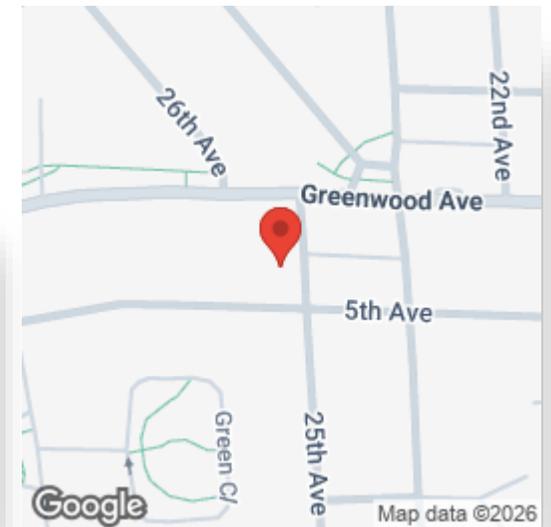
Tenure: Freehold EPC Rating: D  
Council Tax Band: A

# £95,000



### **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:  
NEA120168 - 0005

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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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