



Wensley Avenue, Hull HU6 8QY

welcome to

Wensley Avenue, Hull

Located on Wensley Avenue, this 3 bedroom semi-detached property benefits from off street parking, is an ideal opportunity for a growing family and is close to an array of local amenities.



Lounge

14' 5" x 13' 1" (4.39m x 3.99m)

With a feature electric fire and a double glazed bay window to the front.

Kitchen/ Dining Room

20' x 13' 11" (6.10m x 4.24m)

Housing a modern fitted kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, plumbing for a washing machine, space for a fridge freezer, a boiler unit, a double glazed window to the rear, a double glazed bay window to the rear and a door leading to the rear garden.

Bedroom 1

14' 6" x 12' 4" (4.42m x 3.76m)

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

Bedroom 2

13' 9" x 11' plus recess (4.19m x 3.35m plus recess)

With a storage cupboard, a radiator and a double glazed bay window to the rear.

Bedroom 3

7' 5" x 7' 3" to the front of wardrobe (2.26m x 2.21m to the front of wardrobe)

With a fitted wardrobe, a radiator and a double glazed window to the front.

Bathroom

With a W/C, a vanity wash hand basin, a bath with a shower over, a ladder radiator, a storage cupboard and a double glazed window to the rear.

Front Garden

With a bricked driveway providing off road parking, a brick wall to the front, a wooden fence to the side and access to the rear garden.

Rear Garden

With a paved patio area, a decked area, a lawned area, shrubs and a wooden fence.



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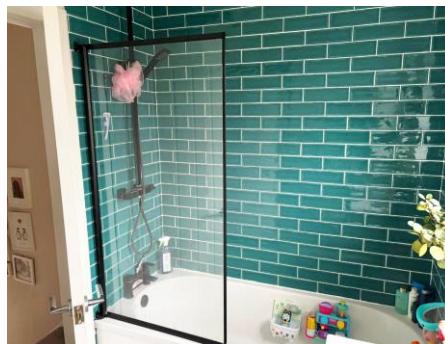
Wensley Avenue, Hull

- Ideal for growing family
- Kitchen/Diner
- Off street parking
- Close to local amenities

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

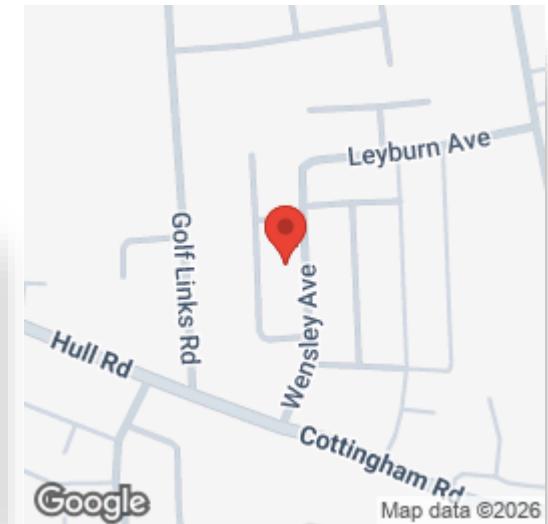
£210,000



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directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748



Please note the marker reflects the postcode not the actual property



Property Ref:
NEA120345 - 0003

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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