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**Limb**  
MOVING HOME



*25 Bernadette Avenue, Hull, HU4 7PS*

- 📍 End Terrace House
- 📍 Open Plan Kitchen
- 📍 Three Bedrooms
- 📍 Council Tax Band = B
- 📍 Modern Bathroom
- 📍 Attractive Rear Garden
- 📍 Off Street Parking
- 📍 Freehold / EPC = D

**£185,000**

## INTRODUCTION

A traditional bay-fronted end of terrace home offering well-balanced accommodation in a highly convenient setting. The property benefits from gas central heating and uPVC double glazing, with a layout that includes a welcoming entrance hallway, a separate lounge featuring a front-facing bay window, and an open-plan kitchen flowing through to a versatile dining/sitting area. Upstairs, three bedrooms are served by a contemporary bathroom. Externally, the home enjoys off-street parking to the front via a gravelled forecourt, while the rear garden combines lawn, paved, and decked areas to create a practical and pleasant outdoor space.

## LOCATION

Bernadette Avenue is situated off Hull Road, Anlaby Common. The property is therefore well placed for Anlaby Common's excellent range of shops and amenities and being on a bus route to Hull city centre. The property is therefore well placed for Anlaby Commons excellent range of shops and amenities and being on a bus route to Hull city centre. The nearby villages of Anlaby, Willerby and Kirk Ella offer an excellent range of shops, recreational facilities and amenities in addition to well reputed public and private schooling nearby. The property is conveniently placed for Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63 /M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALL

With staircase leading up to the first floor.



## LOUNGE

11'3" x 12'8" approx (3.43m x 3.86m approx)

With bay window to the front elevation and wall mounted TV point.



## KITCHEN

14'2" x 5'10" approx (4.32m x 1.78m approx)

This room is open plan in style through to the dining/sitting area. There is a range of fitted base and wall units with laminate worktops, sink and drainer, double oven, four ring gas hob with filter hood above, fridge/freezer, plumbing for a washing machine and dishwasher. Window and door to rear.



## *DINING/SITTING AREA*

12'7" x 10'10" approx (3.84m x 3.30m approx)

In an open plan style off the kitchen. Bay window to the rear. Fitted cupboard to alcove.



## *FIRST FLOOR*

### *LANDING*

### *BEDROOM 1*

10'10" x 13'3" approx (3.30m x 4.04m approx)

Bay window to the front elevation.



## BEDROOM 2

10'10" x 10'6" approx (3.30m x 3.20m approx)

Window to rear elevation. Cupboard to corner of the room housing the gas fired central heating boiler.



## BEDROOM 3

7'1" x 5'10" approx (2.16m x 1.78m approx)

Window to the front elevation.



## BATHROOM

With modern suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, window to rear.



## OUTSIDE

A gravelled forecourt provides off street parking. To the rear, an attractive garden is lawned complemented by paved and decked patio areas. There is a tenfoot access running down the side and the rear of the garden.



## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

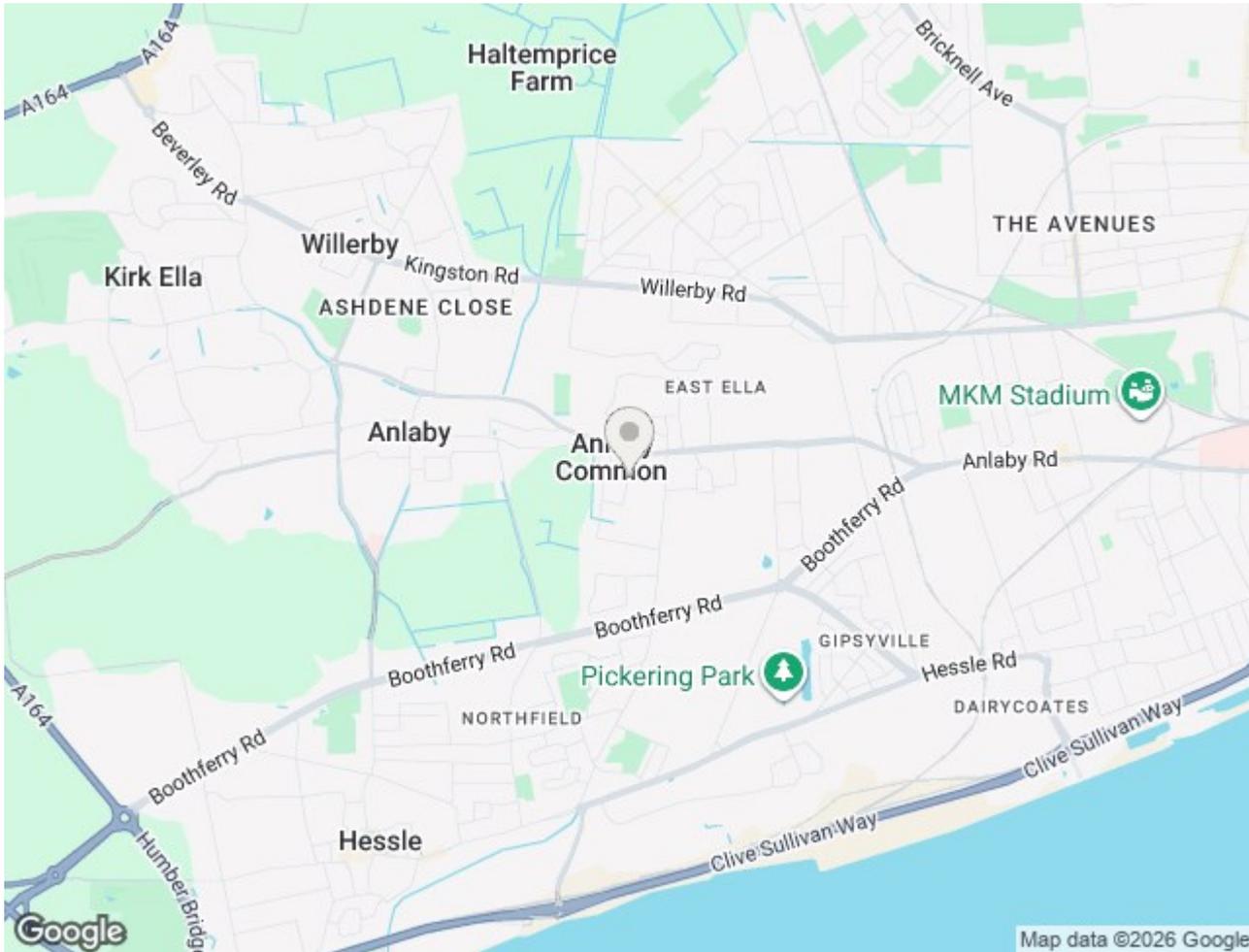
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



### Ground Floor

Approx. 38.6 sq. metres (415.8 sq. feet)

### First Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



Total area: approx. 75.5 sq. metres (812.6 sq. feet)  
**25 Bernadette Avenue**

