



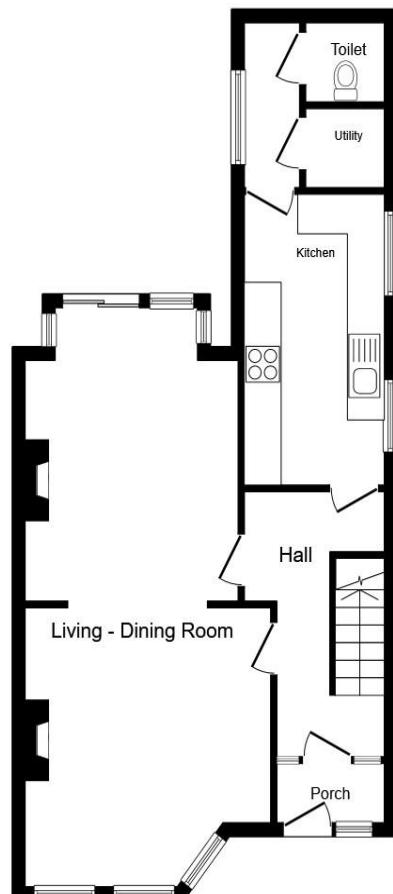
Waldegrave Avenue, Hull, HU8 9BD

Welcome to

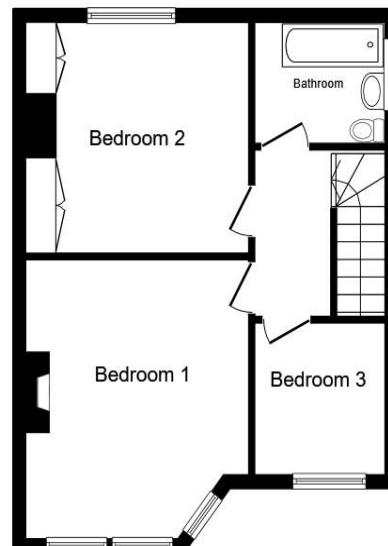
Waldegrave Avenue, Hull

William H Brown are delighted to market this huge three-bed property on Waldegrave Avenue, ideally located close to Malet Lambert School and East Park Primary. The home features a new modern kitchen, an impressive open-plan lounge and dining room, spacious living areas and three bedrooms.





Ground Floor



First Floor

Total floor area 100.2 m² (1,079 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Entrance Porch

Entrance Hall

Open-Plan Living/Dining Room

27' 8" max x 11' 6" max (8.43m max x 3.51m max)

Kitchen

14' max x 6' 10" max (4.27m max x 2.08m max)

Utility And Storage Area

Downstairs Cloakroom

Landing

Bedroom 1

13' 6" max x 11' 6" max (4.11m max x 3.51m max)

Bedroom 2

11' 6" max x 11' max (3.51m max x 3.35m max)

Bedroom 3

7' 7" max x 6' 2" max (2.31m max x 1.88m max)

Bathroom

5' 11" max x 5' 9" max (1.80m max x 1.75m max)

Garage

17' 2" max x 9' 11" max (5.23m max x 3.02m max)

Welcome to

Waldegrave Avenue, Hull

- GUIDE PRICE £220,000 - £230,000
- THREE BEDROOMS
- COUNCIL TAX BAND: C
- LARGE DRIVEWAY
- ELECTRIC CHARGING POINT

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

£220,000 £230,000



view this property online williamhbrown.co.uk/Property/HDR123587

Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 327913.



Please note the marker reflects the postcode not the actual property



Property Ref:
HDR123587 - 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.

 **william h brown**



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