



**Marlborough Avenue, Hull HU5 3JR**

**welcome to**

## **Marlborough Avenue, Hull**

Located off Princes Avenue, this 5-bedroom mid terrace property is situated in a highly sought after location and is close to an array of local amenities



## **Entrance Hall**

With a door to the front leading into the property, stairs leading to the upper floor, a radiator and access to the lounge and kitchen.

## **Lounge**

15' 6" x 14' 9" ( 4.72m x 4.50m )

With a feature fireplace containing a log burner and a tiled hearth, a radiator, a ceiling rose, decorative coving and a bay sash window to the front.

## **Reception Room**

13' 6" x 13' 1" ( 4.11m x 3.99m )

With a log burner, decorative coving, a radiator, hard wood floors and double glazed doors to the rear.

## **Kitchen/ Dining Room**

31' 7" x 12' ( 9.63m x 3.66m )

Housing a fitted kitchen with base units, contrasting work surfaces, a ceramic sink and drainer unit, a large cooker, a cooker hood, a fridge freezer, space for appliances, built in storage cupboards, an open fire place, a radiator and double doors to the rear.

## **Ground Floor W/C**

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

## **Landing**

A split level landing with a radiator, a sky light and access to the bedrooms and bathroom.

## **Bedroom 1**

15' 7" x 13' 7" ( 4.75m x 4.14m )

With a feature fireplace with hearth, a radiator, a built in storage cupboard and a bay sash window to the front.

## **Bedroom 2**

13' 7" x 13' 2" ( 4.14m x 4.01m )

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

## **Bedroom 3**

11' 10" x 10' 3" ( 3.61m x 3.12m )

With a radiator and a sash window to the side.

## **Bedroom 4**

8' 2" x 10' 4" ( 2.49m x 3.15m )

With a character feature fireplace, a radiator and a double glazed door to the rear opening up onto the Juliet balcony.

## **Bedroom 5**

9' x 6' ( 2.74m x 1.83m )

With a double glazed window to the front.

## **Bathroom**

With a W/C, a vanity wash hand basin, a large walk in shower, an extractor fan and a sash window to the side.

## **Front Garden**

With a path leading to the door, wrought iron fencing and a wrought iron gate.

## **Rear Garden**

With a lawned area, a paved patio and timber fencing.



***view this property online*** [williamhbrown.co.uk/Property/NEA120348](http://williamhbrown.co.uk/Property/NEA120348)



welcome to

## Marlborough Avenue, Hull

- No chain
- Highly sought after location
- Close to local amenities
- Ideal family home
- Easy bus routes into the city centre

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers over

# £300,000

### 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.



view this property online [williamhbrown.co.uk/Property/NEA120348](http://williamhbrown.co.uk/Property/NEA120348)



Property Ref:  
NEA120348 - 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.

 william h brown



**01482 447748**



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



**williamhbrown.co.uk**