



**Desmond Avenue, Hull HU6 7JZ**

**welcome to**

**Desmond Avenue, Hull**

Located down Desmond Avenue, this 3 bedroom mid terrace property is close to local amenities and is ideal for a growing family looking for that next step up.



### **Entrance Hall**

With a door to the front leading into the property, stairs leading to the upper floor, a radiator, a storage cupboard under the stairs and access to the lounge and ground floor W/C.

### **Lounge**

12' 5" max x 12' 7" plus recess for bay ( 3.78m max x 3.84m plus recess for bay )  
With a feature log burner, a radiator and a double glazed bay window to the front.

### **Dining Room**

12' 3" max x 12' 8" plus recess to bay ( 3.73m max x 3.86m plus recess to bay )  
With a feature fire place with a surround, a ladder radiator, a double glazed bay window to the rear and access to the kitchen.

### **Kitchen**

19' 4" x 6' 11" ( 5.89m x 2.11m )  
Housing a fitted modern kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, an integrated dish washer, an integrated dryer and washing machine, space for a cooker, a cooker hood, space for a fridge freezer, double glazed windows to the side and rear and a double glazed door leading to the rear garden.

### **Ground Floor W/C**

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

### **Bedroom 1**

16' 7" max x 10' 2" to back of wardrobe ( 5.05m max x 3.10m to back of wardrobe )  
With a fitted wardrobe, a radiator and a double glazed bay window to the front.

### **Bedroom 2**

12' max x 11' 4" max ( 3.66m max x 3.45m max )  
With a fitted wardrobe, a radiator, a cupboard housing the boiler and a double glazed window to the rear.

### **Bedroom 3**

9' 7" x 7' ( 2.92m x 2.13m )  
With a radiator and a double glazed window to the front.

### **Bathroom**

With a W/C, a wash hand basin, a bath with a shower over, a radiator, access to the loft and a double glazed window to the rear.

### **Front Garden**

With a path to the door, a brick wall and a wrought iron gate.

### **Rear Garden**

With a paved area, a lawned area, flower beds, a shed and a wooden fence with a gate leading to the ten foot.



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welcome to

## Desmond Avenue, Hull

- Close to amenities
- 3 bedroom house
- Good bus routes
- Convenient downstairs W/C

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers in excess of

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NEA119692 - 0004

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### 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.



william h brown



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