



Braemar Avenue, HULL HU6 7UE

welcome to

Braemar Avenue, HULL

Chain Free!

Situated in this highly sought after location, this property benefits from off street parking, is close to local amenities and comes well presented and is vacant possession making it the perfect move in ready houses.



Entrance Hall

With a door to the front, stairs leading to the upper floor, a storage cupboard under the stairs and a radiator.

Lounge

11' 11" max x 11' 3" max (3.63m max x 3.43m max)
A spacious room with a gas fire place, a radiator, a double glazed window to the front. The lounge opens up into the dining area.

Dining Room

17' 2" x 8' 3" (5.23m x 2.51m)
Open to the lounge area with plenty of space for a dining table and has a radiator.

Kitchen

13' 3" x 8' 10" (4.04m x 2.69m)
A fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, a large cooker, a cooker hood, a fridge freezer, a washing machine, a integrated dryer, a radiator and a double glazed window to the rear. The vendor has confirmed that all named appliances will be included with the sale of the property.

Ground Floor W/C

With a W/C, a vanity wash hand basin and a double glazed window to the rear.

Conservatory

9' 6" max x 7' 6" max (2.90m max x 2.29m max)
With plenty of space for a seating area and a double glazed door to the rear leading to the garden.

Bedroom 1

10' 9" plus bay x 11' 2" max (3.28m plus bay x 3.40m max)
With a radiator and a double glazed bay window to the front.

Bedroom 2

19' 8" max x 6' 11" max (5.99m max x 2.11m max)
With 2 radiators, a boiler unit and a double glazed window to the rear.

Bedroom 3

14' 2" max x 9' 2" max (4.32m max x 2.79m max)
With a radiator and a double glazed window to the rear.

Bedroom 4

7' 10" max x 5' 7" max (2.39m max x 1.70m max)
With a radiator and a double glazed window to the front.

Bathroom

With a W/C, a vanity wash hand basin, a bath with shower over and a ladder radiator.

Front Garden

With a brick path to the door, a gravel drive way and a hedge.

Rear Garden

With a brick path, a block paved area, turfed area, a bricked flower bed, a shed, a wooden fence and access to the rear alleyway.



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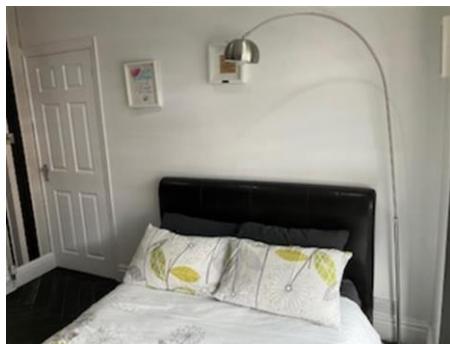
- Chain Free
- Highly sought after location
- Four Bedrooms
- Off street parking
- Close to local amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: A

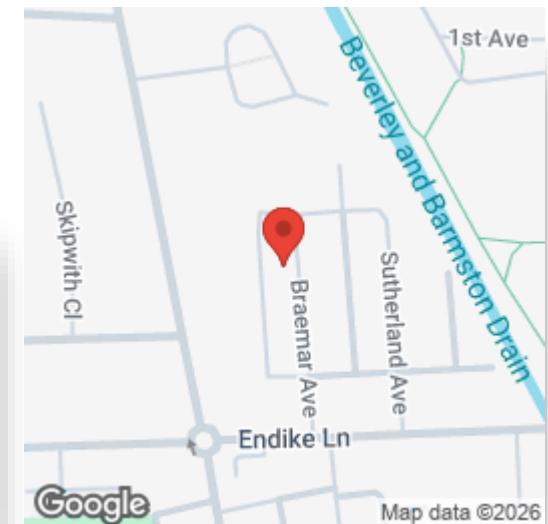
offers over

£155,000



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



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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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