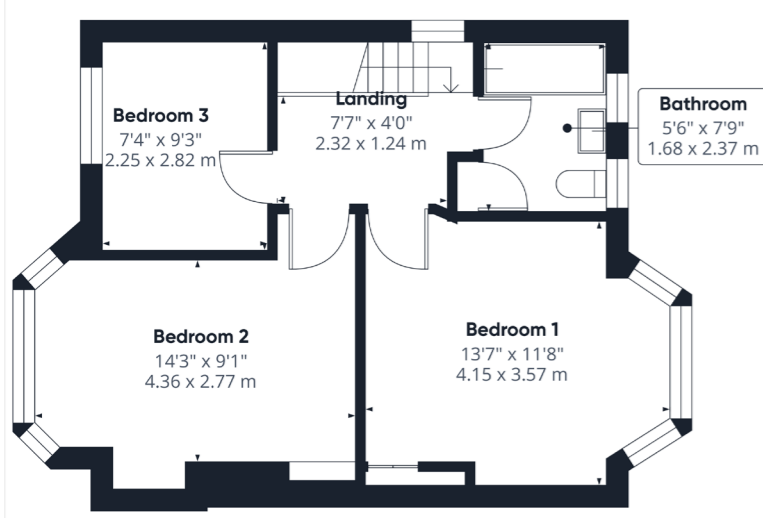


Approximate total area\*  
439 sq ft  
40.4 m<sup>2</sup>

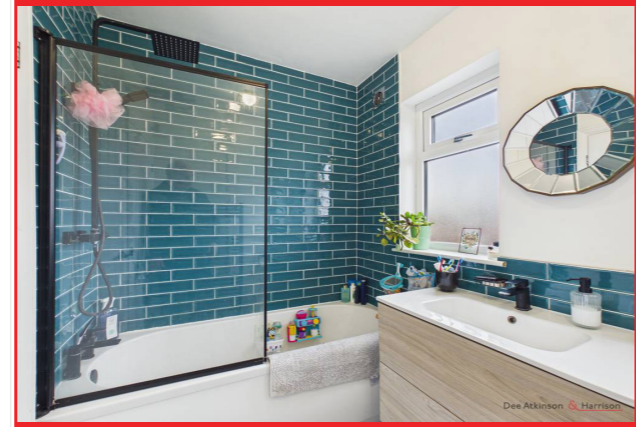
(1) Excluding balconies and terraces  
Calculations reference the RICS DIMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
DRAFT 360



Approximate total area\*  
438 sq ft  
40.3 m<sup>2</sup>

(1) Excluding balconies and terraces  
Calculations reference the RICS DIMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
DRAFT 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



**HEATING AND INSULATION**  
The property has gas-fired radiator central heating and uPVC double glazing.

**SERVICES**  
All mains services are connected to the property. None of the services or installations have been tested.

**TENURE**  
The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the Kingston-upon-Hull City Council. The property is currently shown as listed in Council Tax Band 'B'.

**VIEWING**  
Strictly by appointment with the sole agents on 01482 866844.



**Asking Price**  
**£190,000**

**4 Wensley Avenue,**  
**Hull, HU6 8QY**



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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**Dee Atkinson & Harrison**



This lovely family home is sure to attract interest from a variety of purchasers because of its location, stylish dining kitchen and other room proportions. With gas fired central heating and extensive uPVC double glazing the accommodation briefly comprises: a stylish Entrance Hall, a Living Room with a bay window to the front and a cast iron wood burning stove, a superb spacious fitted Dining Kitchen with a bay window and breakfast bar, 1st Floor Landing, 2 Double Bedrooms both with bay windows, a Single Bedroom and an attractively fitted Bathroom. To the front of the property the garden has been block paved to create an area of off street parking. The landscaped rear garden has a spacious patio, an area of timber decking and a detached garage giving access to the service road at the rear.

This lovely family home must be viewed internally to be fully appreciated but we do have a 360° tour available which will provide an excellent insight in the first instance.

**ACCOMMODATION**

Entrance Porch

Entrance Hall - herringbone parquet style flooring, understairs cupboard and stairs leading up to the first floor.

Living Room - with an attractive bay window to the front and a fireplace housing a cast iron log burning stove.

Dining Kitchen - accessed via part glazed double doors from the hallway, this delightful room has been created by combining the former dining room and kitchen together. It creates a large, open and light space, partly due to the bay window to the rear. There is an attractive range of base and wall mounted fitted units with a quartz style work surface and integrated appliances including: a dishwasher,

5-ring gas hob, electric oven and microwave, wine fridge and a fridge freezer. There is also a breakfast bar, stainless steel sink and single drainer, window to the rear as well as a bay window and a door giving access to the garden. There is herringbone style parquet flooring and the attractive original fireplace provides a significant degree of character.

1st floor landing - window to side and access to loft void.

Bedroom 1 - a double bedroom with a bay window to the rear and a built in cupboard.

Bedroom 2 - a double bedroom with a bay window to the front.

Bedroom 3 - a single bedroom with a range of fitted wardrobes and a window to the front.

Bathroom - a modern style three piece suite in white comprising a low flush WC with a concealed cistern, wash-hand basin inset to vanity area with storage underneath, and a bath with a swing shower screen and dual valve shower over. Attractively part tiled walls and two windows to the rear.

**OUTSIDE**

To the front of the property there is an area of block paving which takes up what would have been the front garden and now provides a degree of off street parking. There is a passageway between the adjacent house which provides access to the rear garden. The rear garden has been landscaped to provide a raised paved patio, an area of timber decking with a raised bed and further areas of planting and paving slabs interspersed with pea gravel. To the rear of the garden there is an older detached garage with a courtesy door giving access to the rear garden and with vehicle access to the service road at the rear.

# 4 Wensley Avenue, Hull, HU6 8QY

**DESCRIPTION**

An excellent opportunity to acquire a traditional 3 bedroom semi detached house in this sought after residential area, just east of Cottingham. The well presented property has a superb dining kitchen which is bound to be of significant interest to all potential purchasers. The property features bay windows to the front and rear and to both the ground and first floor. An early viewing is essential to fully appreciate all that it offers.

**LOCATION**

The property is situated in a popular residential area lying just to the west of the boundary of Cottingham and Hull. There is a range of shops, pubs and other local amenities on Cottingham Road as well as an extensive range of amenities in nearby Cottingham. Local schools include a number of primary schools, Kelvin Hall Secondary School and Wyke Six Form College. The University of Hull is also located nearby.



Dee Atkinson & Harrison

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