



Park Avenue, Hull HU5 3EX

welcome to

Park Avenue, Hull

This beautiful property is located on the incredibly popular Park Avenue and offers a multi-car driveway, three spacious bedrooms with the potential of turning it into a four bed room via the third reception room on the ground floor.



Entrance Porch

With a door to the front of the property leading into the entrance porch.

Entrance Hall

Leading in from the porch via a front door, the entrance hall has stairs leading up to the upper floor and opens up into the dining room.

Lounge

23' 9" x 17' (7.24m x 5.18m)

With a feature gas fireplace, a radiator and two double glazed windows to the side.

Dining Room

17' x 10' 9" (5.18m x 3.28m)

With a radiator, a storage cupboard and a patio door to the side.

Sitting Room

16' 11" x 13' (5.16m x 3.96m)

With a feature gas fireplace with surround, a radiator and a patio door to the rear.

Kitchen

10' 5" x 8' 7" (3.17m x 2.62m)

Housing a fitted kitchen with complementing work surfaces, a range of wall and base units, a sink and drainer unit, an integrated double oven, an integrated hob, a cooker hood, space for a fridge freezer, plumbing for a washing machine and a double glazed window to the side.

Reception Room 3

16' 11" x 8' 7" (5.16m x 2.62m)

With a radiator and a double glazed window to the front.

Ground Floor Shower Room

With a W/C, a wash hand basin and a walk in shower.

Landing

With a storage cupboard and access to the bedrooms and family bathroom.

Bedroom 1

15' 6" x 10' 7" (4.72m x 3.23m)

With a fitted wardrobe, a radiator and a double glazed window to the rear.

En-Suite

With a W/C, a vanity wash hand basin and a walk in shower.

Bedroom 2

10' 6" x 9' 9" (3.20m x 2.97m)

With a fitted wardrobe, a radiator and a double glazed window to the front.

Bedroom 3

10' 3" x 6' 11" (3.12m x 2.11m)

With a fitted wardrobe, a radiator and a double glazed window to the front.

Bathroom

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

Front Garden

With a bricked multi- car driveway providing off road parking. a brick wall, wrought iron fence and gate and a wooden.

Rear Garden

A south facing garden with a block paved patio area, a lawned area, shrubs and a fence.



view this property online williamhbrown.co.uk/Property/NEA120401



welcome to

Park Avenue, Hull

- Guide Price £325,000 - £350,000
- Popular Avenue Location
- Multi-car Driveway
- Close to shops, schools and bus routes
- Unique Detached Property

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

£325,000



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.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120401



Property Ref:
NEA120401 - 0006

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



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



williamhbrown.co.uk