



Victoria Avenue, Hull HU5 3DY

welcome to

Victoria Avenue, Hull

This well presented four bedroom property is perfect for families and comes with a loft space, generous garden and even provides off road parking via a double garage to the rear.



Entrance Hall

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

Lounge

15' 8" x 11' 8" (4.78m x 3.56m)

With a fireplace with surround, two radiator's and a double glazed window to the front.

Dining Room

13' 2" x 9' 8" (4.01m x 2.95m)

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

Kitchen

31' 5" x 11' 2" (9.58m x 3.40m)

Housing a fitted kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, an integrated oven, an integrated hob, integrated dishwasher, a cooker hood, plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, a radiator and patio doors leading to the rear garden.

Ground Floor W/C

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

Landing

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

Bedroom 1

16' x 16' 2" to front of wardrobe (4.88m x 4.93m to front of wardrobe)

With fitted wardrobes, a storage cupboard, a radiator and a double glazed bay window to the front.

Bedroom 2

13' 1" x 11' 2" (3.99m x 3.40m)

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

Bedroom 3

9' 5" x 6' 3" (2.87m x 1.91m)

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

Bedroom 4

9' 10" x 11' 2" (3.00m x 3.40m)

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

Bathroom

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

Separate W/C

With a W/C

Loft Space

16' 4" x 12' 8" (4.98m x 3.86m)

With two storage cupboards into the eaves, a sky light to the front and rear.

Front Garden

With a brick wall, path to the front door, a gravel area and a shared passage way leading to the rear garden.

Rear Garden

With a paved area, a gravel area, a bricked patio area, a lawned area, shrubs, flower beds, a shed with power and lighting and a wooden fence surround.

Garage

A double garage at the rear off the property providing off road parking. This can be accessed via the gated tenfoot.



view this property online williamhbrown.co.uk/Property/NEA120520



welcome to

Victoria Avenue, Hull

- AVENUES AREA
- FOUR BEDROOM HOUSE
- GENEROUS GARDEN AND DOUBLE GARAGE
- MOVE IN READY
- PERFECT FAMILY HOME

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

offers in excess of

£350,000



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/NEA120520



Property Ref:
NEA120520 - 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 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