



**Washington Street, Hull HU5 1PL**

**welcome to**

**Washington Street, Hull**

Situated off Beverley Road in Hull, this newly refurbished 4 bedroom end terrace property is in a conveniently placed location and has easy bus routed into the city centre.



### **Entrance Hall**

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

### **Lounge**

12' 8" max x 11' 6" max ( 3.86m max x 3.51m max )

A spacious living area with a radiator and a double glazed window to the front.

### **Dining Room**

10' 10" max x 12' 11" max ( 3.30m max x 3.94m max )

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

### **Kitchen**

18' 3" x 8' 4" ( 5.56m x 2.54m )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, an electric hob, an electric oven, a cooker hood, space for a fridge freezer, plumbing for a washing machine, a comb boiler, 2 double glazed windows to the side and a double glazed door to the rear.

### **Landing**

A split landing leading to all bedrooms, bathroom and has access to the loft.

### **Bedroom 1**

12' 2" max x 8' 5" max ( 3.71m max x 2.57m max )

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

### **Bedroom 2**

11' 5" max x 7' 7" max ( 3.48m max x 2.31m max )

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

### **Bedroom 3**

11' 6" x 8' 9" ( 3.51m x 2.67m )

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

### **Bedroom 4**

10' 11" max x 13' max ( 3.33m max x 3.96m max )

With a storage cupboard, a radiator and a double glazed window to the rear.

### **Bathroom**

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

### **Front Garden**

A path leading to the front door and a brick wall surround.

### **Rear Garden**

A blocked paved patio and path, a lawned area, a brick wall, a wooden fence and a wooden gate leading to the alleyway.



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welcome to

## Washington Street, Hull

- Newly modernised
- Close to local amenities
- Easy bus routes to city centre
- Convenient location

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

offers over

**£150,000**



### directions to this property:

See below map for property location, for more information of the local area please contact the residential sales team on: 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA119754 - 0004

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