



**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 to 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 opens up into the main part of the house, there is a radiator, storage cupboard, stairs leading to the upper floor, access to the lounge and kitchen and a patio door to the side.

### 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

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

With a block paved patio area, a lawned area, shrubs and a fence.



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## **Park Avenue, Hull**

- Popular Avenue Location
- Multi-car Driveway
- Close to shops, schools and bus routes
- Unique property
- Detached

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

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Property Ref:  
NEA120401 - 0003

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