



**Cottingham Avenue Osborne Street, Hull HU1 2PP**

**welcome to**

**Cottingham Avenue Osborne Street, Hull**

This property is in a prime location of Hull's city centre, with 3 bedrooms and a short walk away to the bus/ train station and shops.



### **Lounge**

10' 8" x 12' 11" plus bay ( 3.25m x 3.94m plus bay )

A good space with a feature fireplace, a storage cupboard, a radiator and a double glazed bay window to the front.

### **Kitchen**

12' 2" x 10' 4" ( 3.71m x 3.15m )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, space for a cooker, space for a fridge freezer, plumbing for a washing machine, a radiator and a double glazed window to the rear.

### **Bedroom 1**

14' 1" x 9' 10" ( 4.29m x 3.00m )

A spacious main bedroom with a feature fireplace, a radiator and a double glazed window to the front.

### **Bedroom 2**

11' 7" x 6' 2" ( 3.53m x 1.88m )

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

### **Bedroom 3**

7' 7" x 8' 6" ( 2.31m x 2.59m )

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

### **Bathroom**

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



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## **Cottingham Avenue Osborne Street, Hull**

- City Centre Location
- 3 Bedroom house
- Investment opportunity
- Close to bus and train station
- Local amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: A

### **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

**£75,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120109 - 0004

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