



Ancaster Avenue, Hull HU5 4QS

welcome to

Ancaster Avenue, Hull

This three bedroom house is ideal for families, close to the local schools, shops and great bus routes to the city centre. The property boasts a well sized rear garden and a driveway to the front providing off road parking.



Entrance Hall

With a door to the front leading into the property, there is a radiator, stairs leading to the upper floor and access to the lounge and kitchen.

Lounge

13' x 11' (3.96m x 3.35m)

With a feature fireplace with surround, a radiator and a double glazed bay window to the front.

Dining Room

10' 1" x 12' 11" (3.07m x 3.94m)

With a radiator and french style doors to the rear.

Kitchen

19' 3" x 8' 8" (5.87m x 2.64m)

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

Bedroom 1

13' x 10' 3" (3.96m x 3.12m)

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

Bedroom 2

9' 11" x 9' 2" (3.02m x 2.79m)

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

Bedroom 3

6' 1" x 9' 1" (1.85m x 2.77m)

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

Bathroom

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

Front Garden

With a concrete driveway, a gravel border and wrought iron fences on either side.

Rear Garden

With a blocked paved area, a decked patio area, a lawned area, a path, flower beds, a shed and a wooden fence.



view this property online williamhbrown.co.uk/Property/NEA120481



welcome to

Ancaster Avenue, Hull

- PRIME LOCATION
- THREE BEDROOM HOUSE
- DRIVEWAY
- WELL PRESENTED
- CLOSE TO SCHOOLS AND SHOPS

Tenure: Freehold EPC Rating: E

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.

£180,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NEA120481](https://www.williamhbrown.co.uk/Property/NEA120481)



Property Ref:
NEA120481 - 0002

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](https://www.williamhbrown.co.uk)