



Park Avenue, Princes Avenue Hull HU5 4DE

Welcome to

Park Avenue, Princes Avenue Hull

Bay fronted 'Avenues' home offering family living boasting an established south facing garden with a garage. Survey available upon request.



Entrance Porch

Tiled Floor

Entrance Hall

Glazed entrance door, radiator, picture rails, coving to the ceiling and stairs to the first floor.

Lounge

15' 7" into bay x 13' 6" into recess (4.75m into bay x 4.11m into recess)

Bay window to the front, fireplace with cast iron and tiled inset with tiled hearth, shelving to alcoves, radiator and coving to the ceiling.

Dining Room

15' 5" x 13' 9" into window (4.70m x 4.19m into window)
Double glazed french style doors to the garden, high level fireplace housing a gas fire with tiled inset and tiled hearth, understairs cupboard, radiator and coving to the ceiling.

Kitchen

9' 1" x 8' 10" (2.77m x 2.69m)

Fitted kitchen with a range of wall and base units, work surfaces, electric oven with electric hob and hood over, stainless steel sink, plumbing for an automatic washing machine, part tiled walls and double glazed window to the side.

Utility Room

10' 1" narrowing to 5' 1" x 8' 5" plus storage cupboards (3.07m narrowing to 1.55m x 2.57m)

Double glazed door to the garden, double glazed window to the rear, double glazed window to the side and built in storage cupboard.

Cloakroom

Low level W/C and double glazed window to the rear.

Landing

Access to the loft.

Bedroom 1

19' 7" plus alcoves x 15' into bay (5.97m plus alcoves x 4.57m into bay)

Bay window to the front, alcove built in cupboards, two radiators and coving to the ceiling.

Bedroom 2

13' 9" plus alcove x 11' 4" (4.19m plus alcove x 3.45m)

Double glazed window to the rear, cast iron fireplace with tiled surround, inset, alcove cupboard, plus further cupboard with gas central heating boiler and a radiator.

Bedroom 3

12' x 9' 1" (3.66m x 2.77m)

Double glazed window to the rear, radiator and pedestal wash hand basin.

Bathroom

Bathroom with corner panelled bath, low level W/C, pedestal wash hand basin, radiator, part tiled walls and double glazed window to the side.

Front Garden

Front garden with lawned area, shrubs, tree, path and privet to border.

Rear Garden

Rear garden with crazy paved patio to lawned garden with a timber arch, established shrubs and borders and side pedestrian access.

Garage

16' x 11' 1" (4.88m x 3.38m)

Concrete set garage with up and over side door.



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Welcome to

Park Avenue, Princes Avenue Hull

- 2 Reception Rooms & 3 Bedrooms
- Survey Available Upon Request
- Situated In The Sought After Avenues Conservation Area
- South Facing Garden With Garage
- Immediate Vacant Possession

Tenure: Freehold EPC Rating: D

offers in excess of

£220,000

Directions to this property:

See below map for further information or 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:
NEA118155 - 0010

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