



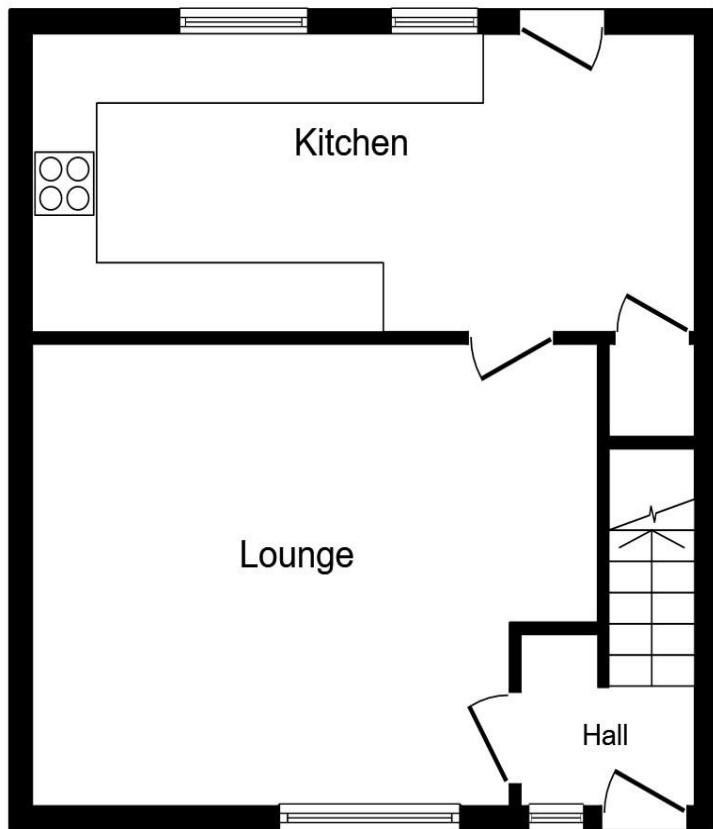
**Princes Avenue, Hedon, Hull, HU12 8DQ**

***Welcome to***

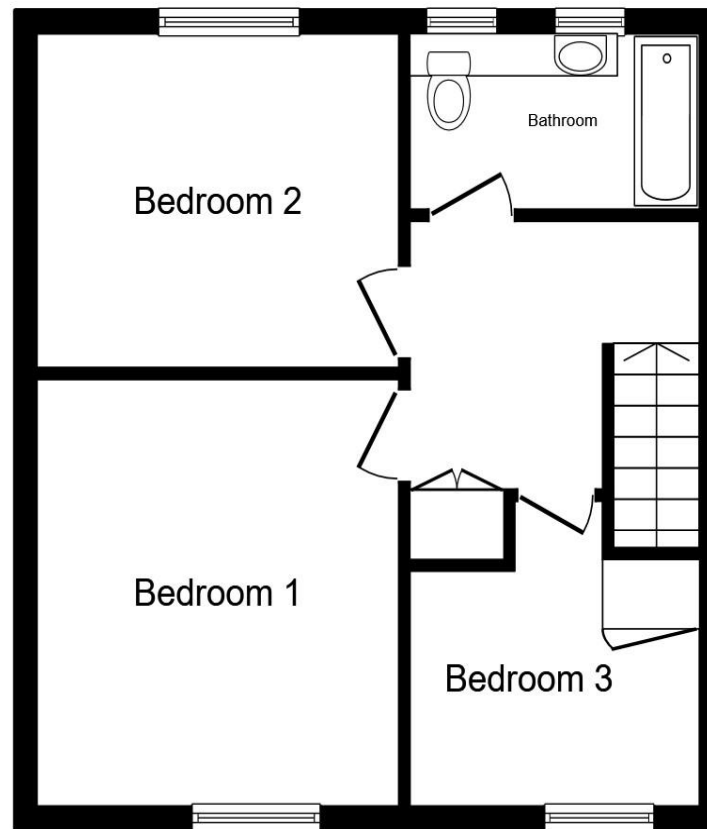
**Princes Avenue, Hedon, Hull**

BEAUTIFULLY PRESENTED three-bedroom family home on Princes Avenue, Hedon, with large rear garden and separate garage.





**Ground Floor**



**First Floor**

Total floor area 82.2 m<sup>2</sup> (885 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



### Entrance Hall

5' 8" max x 5' 6" max ( 1.73m max x 1.68m max )

### Lounge

14' 4" max x 12' 8" max ( 4.37m max x 3.86m max )

### Kitchen

17' 7" max x 8' 5" max ( 5.36m max x 2.57m max )

### Landing

9' 4" max x 7' 2" max ( 2.84m max x 2.18m max )

### Bedroom 1

11' 9" max x 11' 8" max ( 3.58m max x 3.56m max )

### Bedroom 2

11' 8" max x 9' 7" max ( 3.56m max x 2.92m max )

### Bedroom 3

9' 3" max x 6' 6" max ( 2.82m max x 1.98m max )

### Bathroom

9' 3" max x 5' 3" max ( 2.82m max x 1.60m max )

### Agent's Note

Please note there is a flying freehold at the property.

### Agent's Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

**Welcome to**

## **Princes Avenue, Hedon Hull**

- GUIDE PRICE £195,000 - £205,000
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE GOOD SIZED BEDROOMS
- MODERN KITCHEN AND BATHROOM
- GREAT LOCATION

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

guide price

**£195,000 - £205,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR123836](http://williamhbrown.co.uk/Property/HDR123836)



Property Ref:  
HDR123836 - 0005

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.

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