



Maplewood Avenue, HULL HU5 5YF

Welcome to

Maplewood Avenue, HULL

GUIDE PRICE £280,000 - £300,000.

Beautifully Presented Home On Maplewood Avenue with - Entrance Hall, Lounge, Kitchen/Breakfast Room, Family Room, Ground Floor Cloakroom, Family Bathroom, 3 Bedrooms, Gardens, Off Street Parking & Garage! Book your viewing now!



Entrance Hall

With entrance door, radiator, understairs cupboard and stairs to the First Floor.

Cloakroom

With low level wc, wash hand basin, towel style radiator and double glazed window.

Lounge

With feature fireplace and radiator.

Kitchen/Breakfast Room

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, integrated oven and grill, cooker-hood, plumbing for an automatic washing machine, plumbing for a dishwasher, space for a tumble dryer and double glazed window.

Family Room

With radiator, spot light points, 2 skylight windows, double glazed window to the rear and 2 sets of french style doors leading to the Rear Garden.

First Floor

Bedroom 1

With double glazed window and radiator.

Bedroom 2

With double glazed window and radiator.

Bedroom 3

With double glazed window and radiator.

Family Bathroom

With bath, shower cubicle, low level wc, wash hand basin, radiator and double glazed window.

Outside

Front & Side Garden

With paved front, fencing, gate, trees and shrubs, side access gate and ample off street parking to the front and side of the garage.

Rear Garden

With lawned area, block paved area, paved patio area and fencing.

Double Garage

With side access door and up and over door.

Agents 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.



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Welcome to

Maplewood Avenue, HULL

- GUIDE PRICE £280,000 - £300,000
- Beautifully Presented Throughout!
- Ground Floor Cloakroom & Family Bathroom
- Off Street Parking & Double Garage
- Excellent Residential Location

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£280,000 - £300,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111838 - 0004

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.



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