



**Walgrave Street, Hull HU5 2LT**

**welcome to**

## **Walgrave Street, Hull**

This three bedroom house is situated just off the bustling Newland Avenue and is close to schools, hull university, shops, cafes and great bus links to the city centre and surrounding areas.



### Entrance Hall

With a door to the front leading into the property, stairs leading to the upper floor and access to the lounge and dining room.

### Lounge

11' 3" x 10' 3" ( 3.43m x 3.12m )

With a storage cupboard, a radiator and a double glazed window to the rear.

### Dining Room

10' 11" x 10' 11" ( 3.33m x 3.33m )

With a tall radiator and a double glazed window to the side.

### Reception Room 3

13' 4" x 9' 11" ( 4.06m x 3.02m )

With a radiator and a double glazed bay window.

### Kitchen

8' 11" x 8' 8" ( 2.72m x 2.64m )

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

### Bedroom 1

11' 4" x 6' 8" ( 3.45m x 2.03m )

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

### Bedroom 2

15' x 8' 6" ( 4.57m x 2.59m )

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

### Bedroom 3

10' 3" x 8' 2" ( 3.12m x 2.49m )

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

### Shower Room

With a W/C and a walk in shower.

### Bathroom

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

### Front Garden

With a path leading to the door and a wooden fence.

### Rear Garden

With a gravel area, a wooden fence and a brick shed.

### 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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## **Walgrave Street, Hull**

- CHAIN FREE
- THREE BEDROOM HOUSE
- PRIME LOCATION
- CLOSE TO SCHOOLS AND HULL UNIVERSITY
- CLOSE TO LOCAL SHOPS

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

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120593 - 0005

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