



Claremont Avenue, Hull HU6 7LZ

welcome to

Claremont Avenue, Hull

Modern, well presented two bedroom house situated off of the popular Beverley Road, close to good bus routes, local shops and offers the benefit of off road parking via the rear garage, this house is perfect for first time buyers.



Entrance Hall

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

Lounge

15' 5" x 10' 11" (4.70m x 3.33m)

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

Dining Room

13' 11" x 11' 1" (4.24m x 3.38m)

With two built in storage cupboards, a radiator and access to the kitchen.

Kitchen

16' 2" x 11' 1" (4.93m x 3.38m)

Housing a fitted modern kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, an integrated double oven, an integrated hob, a cooker hood, an integrated fridge freezer, an integrated dish washer, plumbing for a washing machine, a boiler unit, a radiator, double glazed window to the rear and double doors leading to the rear garden.

Bedroom 1

17' 1" x 9' 7" (5.21m x 2.92m)

With built in wardrobes, a radiator and a double glazed bay window to the front.

Bedroom 2

10' 9" x 10' 4" (3.28m x 3.15m)

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

Bathroom

A modern bathroom with a W/C, a vanity wash hand basin, a P-shaped bath with a shower over, a ladder radiator and a double glazed window to the rear.

Loft Space

17' 3" x 10' 10" (5.26m x 3.30m)

A boarded loft space with a fitted staircase providing additional space, with a radiator and a sky light to the rear.

Front Garden

With a paved path to the door, a gravel area and a brick wall surround.

Rear Garden

With a paved patio area, a path, a turfed area, a flower bed to the side, a sheltered bar area, a wooden fence surround and a wooden gate leading to the ten foot.

Garage

With a garage to the rear via access through the ten foot, providing off road parking.



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welcome to

Claremont Avenue, Hull

- Modern two bedroom house
- Close to local amenities and good bus routes
- Well presented garden
- Off road parking via garage
- Close to green spaces

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

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

offers in the region of

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120339 - 0006

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