



Graham Avenue, Hull HU4 7AN

Welcome to

Graham Avenue, Hull

GUIDE PRICE £160,000 - £170,000

Lovely Home On Graham Avenue In West Hull with - Entrance Hall, Lounge/Diner, Fitted Kitchen, Conservatory, Ground Floor Cloakroom, 3 Bedrooms, Family Bathroom, Loft Space, Gardens & Off Street Parking! Call and book your viewing today!



Entrance Hall

With double glazed door to the front, radiator, understairs cupboard and stairs to the First Floor.

Cloakroom

With low level wc.

Lounge/Diner

With double glazed bay window to the front, gas fire with wooden surround, decorative ceiling rose, 3 radiators, coving to the ceiling and double glazed french style doors leading to the Rear Garden.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a range style cooker, cooker-hood, plumbing for an automatic washing machine, plumbing for a dishwasher, double glazed window to the side and double glazed door leading to the Conservatory.

Conservatory

With double glazed windows to the side and rear and double glazed french style doors leading to the Rear Garden.

First Floor

Bedroom 1

With double glazed bay window to the front, radiator, coving to the ceiling and fitted wardrobes.

Bedroom 2

With double glazed window to the rear, radiator and built in cupboard.

Bedroom 3

With double glazed bow window to the front, radiator and coving to the ceiling.

Bathroom

Bathroom with bath, walk in shower, wash hand basin, low level wc, radiator, extractor fan, spot light points, storage cupboard and double glazed window to the rear.

Loft Space

With skylight window, eaves storage and spot light points.

Outside

Front Garden

With wall, path and gravelled driveway providing off street parking.

Rear Garden

With lawned area, rear access gate, raised beds, wall, fencing, block paved patio area and gravelled area.



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Welcome to

Graham Avenue, Hull

- GUIDE PRICE £160,000 - £170,000
- Extended Mid-Terraced Home Off Hessle Road
- 3 Bedrooms & Loft Space
- Family Bathroom & Ground Floor Cloakroom
- Generous Open Plan Lounge/Diner

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

guide price

£160,000 - £170,000

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 653111



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111387 - 0002

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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