



## 6 Victoria Avenue

Willerby, Hull, HU10 6DD

£170,000





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## Ground Floor

### Lounge

11'11" x 11'5" (3.65m x 3.50m)

Entrance into the lounge via a UPVC door to the front. The lounge has UPVC bay window to the front with carpet floor covering and radiator.

### Dining Room

11'11" x 11'11" (3.65m x 3.65m)

With UPVC double glazed window to the rear. With access to under stairs cupboard. Custom built fitted bookshelf. Laminate floor covering. Radiator. Leading through to:

### Kitchen

11'6" x 7'1" (3.52m x 2.16m)

Fitted with a range of base and wall mounted units, laminate worksurfaces and tiling to the splashback areas, inset stainless steel sink unit, inset four ring gas hob with extractor over and built in electric oven. UPVC double glazed window and door to the side. Leading to:

### Utility

4'9" x 4'1" (1.46m x 1.25m)

With storage cupboard and worksurface, space for automatic washing machine.

### WC

With UPVC double glazed window to the rear. Fitted with a low level WC and hand wash basin.

## First Floor

### Bedroom One

11'11" x 11'11" (3.65m x 3.65m)

A double bedroom to the front with UPVC Double glazed window, fitted wardrobes and radiator.

### Bedroom Two

11'11" x 11'11" (3.65m x 3.65m)

Another double bedroom to the rear with UPVC Double glazed window, storage cupboard over the stairs and fitted shelving units. Radiator.

### Bathroom

With UPVC double glazed window to the rear. Fitted with a four piece suite in white; comprising, panelled bath, enclosed shower cubicle, pedestal sink and low level WC.

### Outside

To the front is a low maintenance garden which is mainly gravelled whilst to the rear is a generous westerly facing garden with plenty of shrubbery for the budding gardeners. Storage shed to the end of the garden.

### Council Tax Band

We have been advised the property is Council Tax band B.

## ADDITIONAL INFORMATION

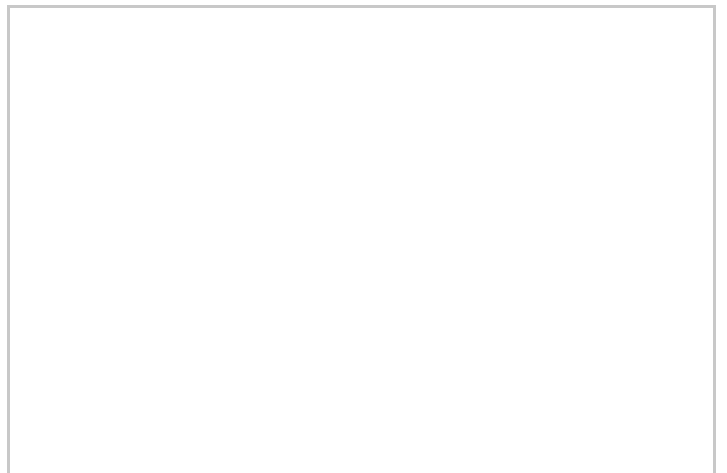
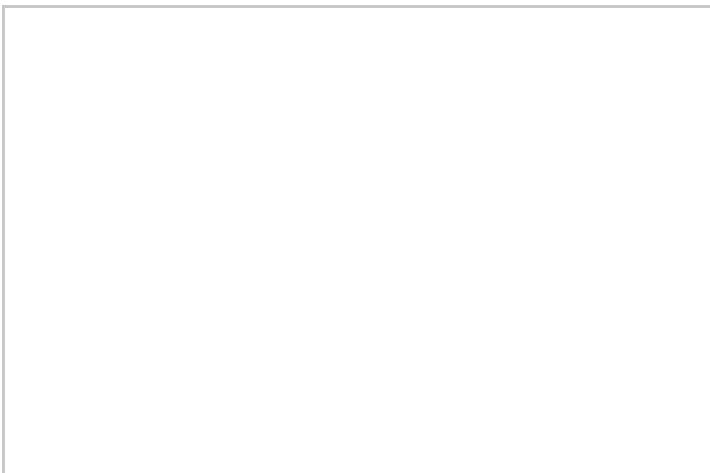
Tenure:

Freehold

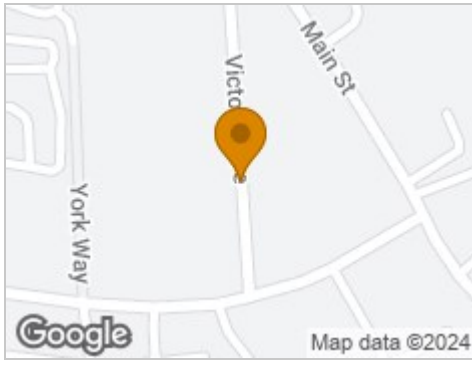
### Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that

any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



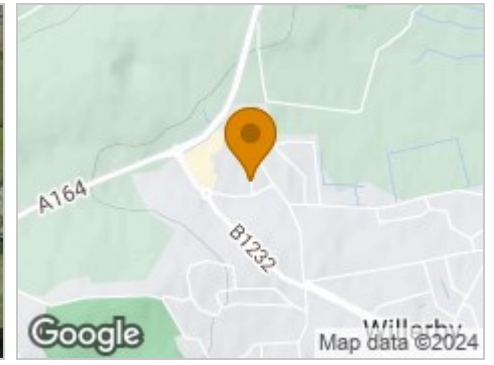
## Road Map



## Hybrid Map



## Terrain Map



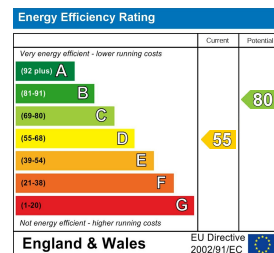
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.