



Bethune Avenue, Hull, HU4 7EL

Offers Over £57,500



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Platinum Collection

**Bethune Avenue, Hull, HU4 7EL**

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SHARED OWNERSHIP - 35%. A fantastic opportunity to purchase a modern home in an extremely sought-after location. With spacious living accommodation presented to the highest standard.



# Bethune Avenue, Hull, HU4 7EL

## Key Features

- Shared Ownership - 35%
- Stylish Modern Home
- Off-Street Parking
- 3 Bedrooms
- En-Suite Shower Room
- No Onward Chain
- Sought-After Location
- EPC =



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## **GROUND FLOOR**

### **ENTRANCE HALL**

A pleasant entrance hall with stairs off.

### **LIVING ROOM**

A generous and flexible living room with ample space for both living and dining, with solid wood flooring, bay window to the front elevation and access to the storage cupboard.

### **BREAKFAST KITCHEN**

### **WC**

With low flush WC and a wash hand basin, tiled flooring.

## **FIRST FLOOR;**

### **BEDROOM 2**

A bedroom of double proportions with laminate wood flooring and two windows to the rear elevation.

### **BEDROOM 3**

A further bedroom of double proportions with laminate wood flooring and two windows to the front elevation.

### **BATHROOM**

With a three piece suite comprising of a panelled bath with overhead shower, low flush WC and a wash hand basin. Further benefitting from partially tiled walls and a heated towel rail.

## **SECOND FLOOR;**

### **BEDROOM 1**

A master bedroom of double proportions with access to the en-suite and a window to the front elevation.

## **EN-SUITE**

With a three piece suite comprising of a shower enclosure, WC and a wash hand basin.

## **EXTERNAL;**

### **FRONT**

A drive providing off-street parking.

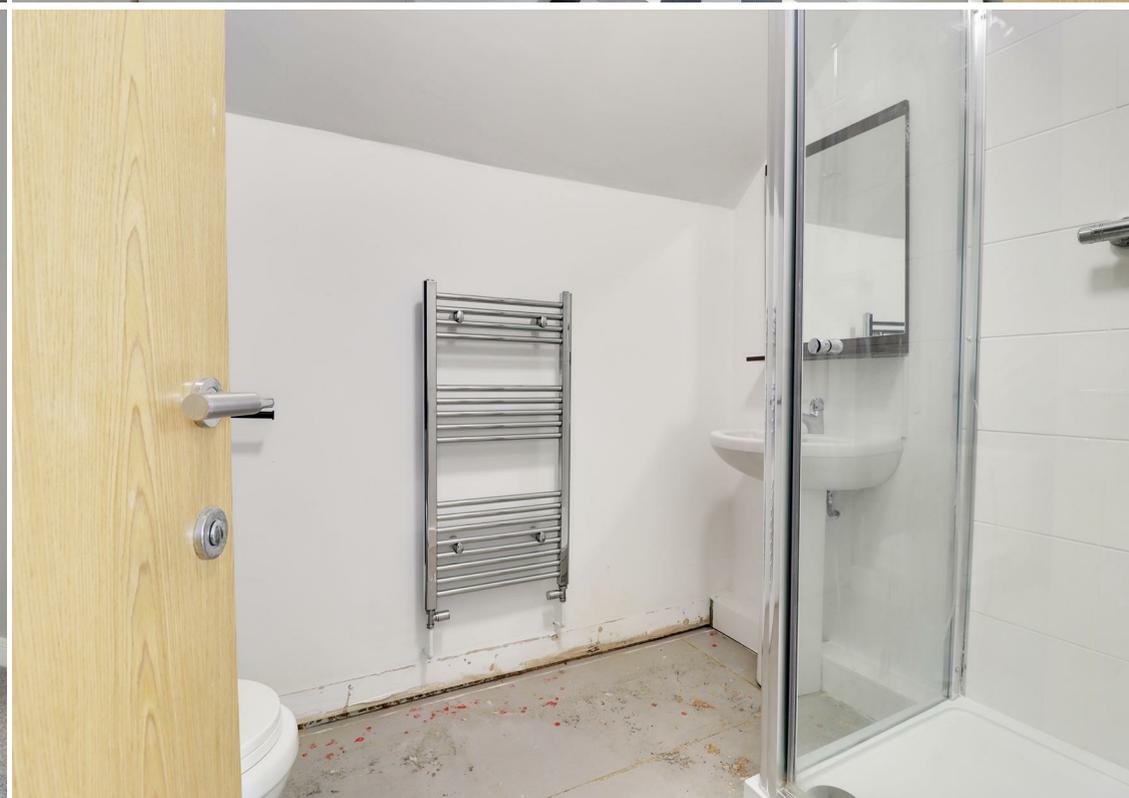
### **REAR**

With shaped lawn, block paved patio/footpath and timber fencing with gate.

## **LEASE INFORMATION**

95 years remaining.

£295 per month rental fee.















**Philip**  
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Estate & Letting Agents

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