



Cranbrook Avenue, Hull, HU6 7TY  
Asking Price £115,000

  
**Philip  
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Estate & Letting Agents

# Cranbrook Avenue, Hull, HU6 7TY

## Key Features

- Offered With No Chain Involved
- Close To The University and The Avenues Amenities
- Entrance Hall, Lounge, Kitchen
- Bathroom, Two bedrooms, Box Room/Office
- Loft Area, Gardens Front & Rear
- Ideal For the FTB/Investor
- Early Viewing Is A Must
- EPC - D

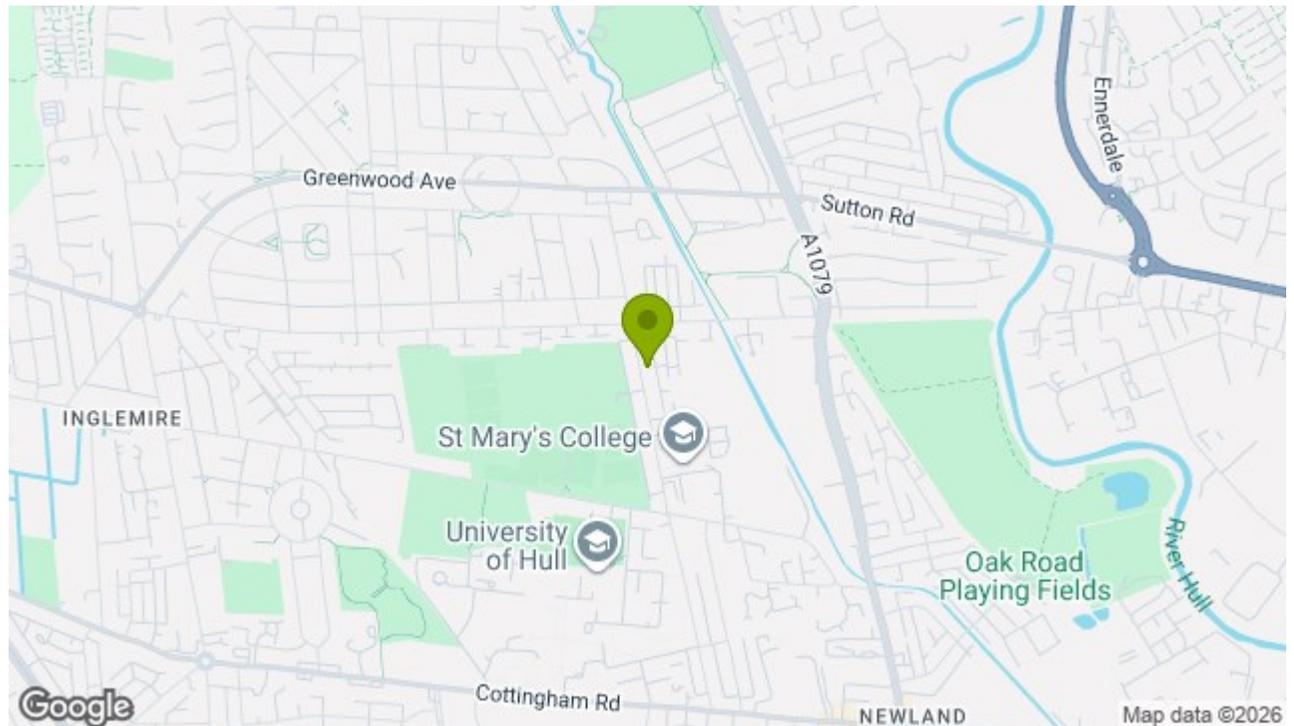
A well-proportioned two-bedroom mid-terraced property with a loft area, ideal for first-time buyers, investors, or developers.

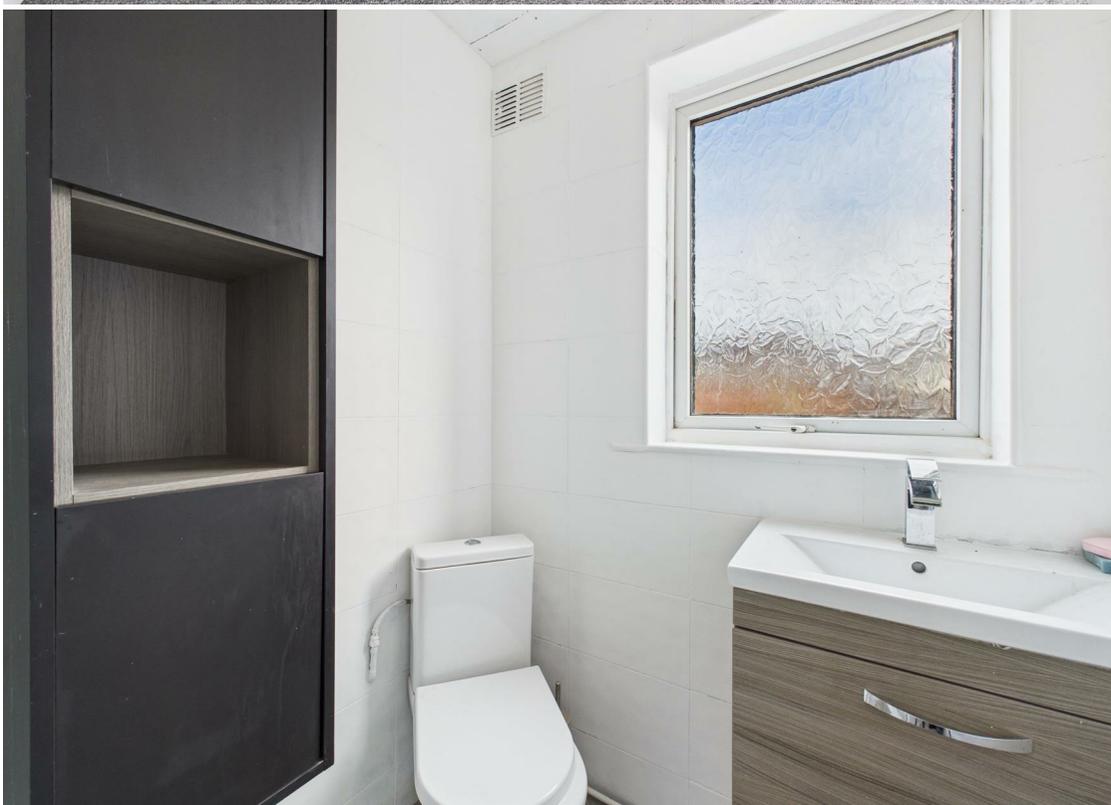
Conveniently located close to the university and within easy reach of the Avenues and all their amenities, this property offers excellent potential.

Offered with no chain, the accommodation briefly comprises: entrance hall, breakfast kitchen, bathroom, two first-floor bedrooms, and a versatile loft area. Outside, there are gardens to the front and rear, along with 10' vehicular access.

Early viewing is highly recommended.

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>	63	74
(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	





## AVENUES

The popular "Avenues" area is located between Cottingham Road and Newland Avenue with easy access to local shops, schools, University, public transportation & local park. Good road communications offer ideal access for Hull City Centre, Beverley & the A63/M62 motorway link.

## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor.

### LOUNGE

with double glazed angle bay window to the front elevation and feature fireplace

### KITCHEN

with a range of base and wall units, laminate work surfaces, sink unit, electric oven and hob, extractor hood, vinyl flooring, double glazed window to the rear elevation and double glazed door.

### BATHROOM

with a three piece suite, fully tiled to walls and double glazed window to the rear elevation.

## FIRST FLOOR

### LANDING

### BEDROOM 1

with double glazed angle bay window to the front elevation and storage cupboard.

### BEDROOM 2

with a double glazed window to the rear elevation

### BOXROOM/OFFICE

with a double glazed window to the rear elevation and a fixed stairs case to the loft area

## LOFT AREA

with velux window

## OUTSIDE

outside are gardens to the front and rear and 10' vehicular access.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice

regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## AML.

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

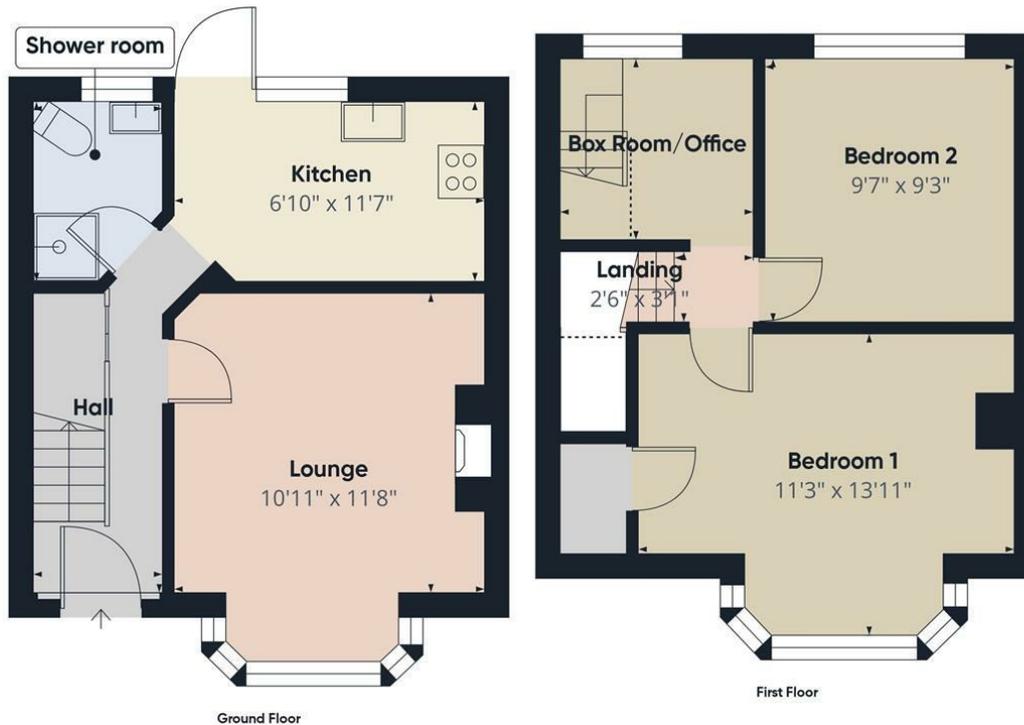
## TENURE.

We understand that the property is Freehold.

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Approximate total area<sup>(1)</sup>  
746 ft<sup>2</sup>  
Reduced headroom  
61 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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