



Bethune Avenue, Hull, HU4 7ER  
£160,000

Philip  
**Bannister**  
Estate & Letting Agents

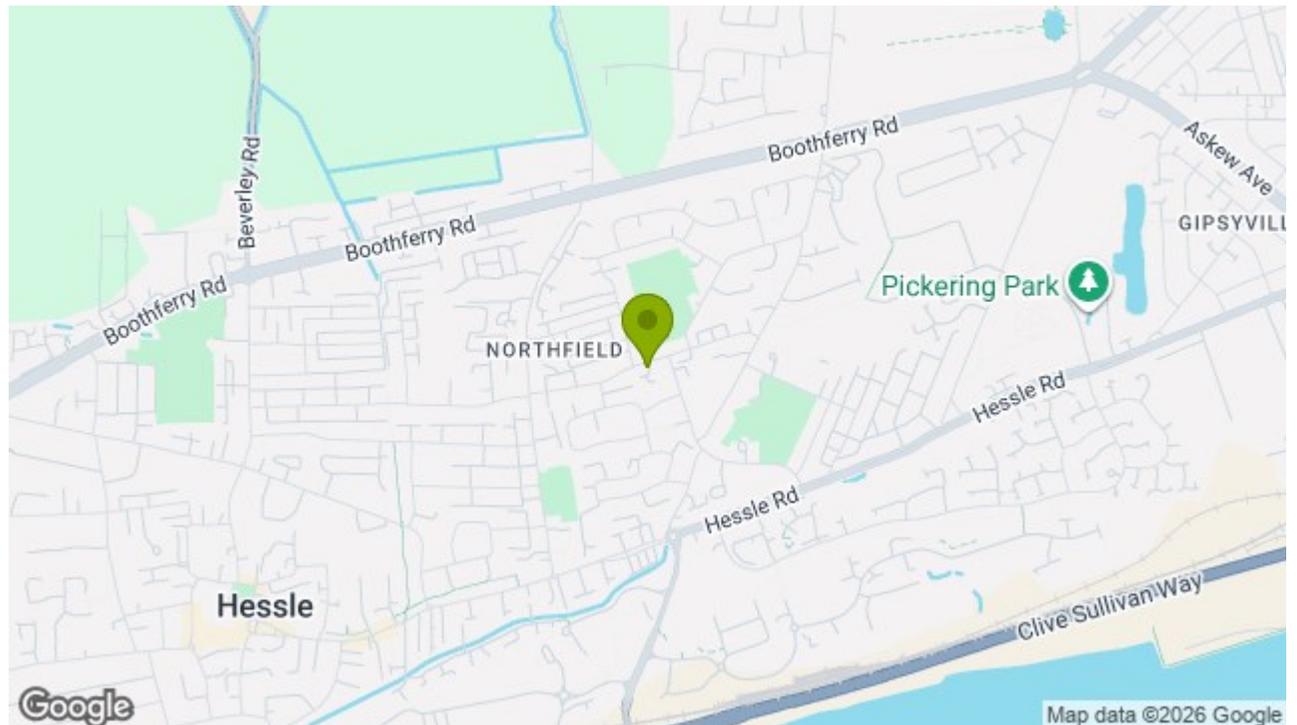
# Bethune Avenue, Hull, HU4 7ER

This modern four-bedroom townhouse is ideal for a growing family, offering generous and well-presented living accommodation throughout. Situated in a convenient and sought-after location, it provides easy access to local amenities, schools, and transport links. The home features bright, spacious rooms, a practical layout perfect for everyday living, and a private, allocated parking space to the rear, adding to its overall convenience.

## Key Features

- Modern Townhouse
- 4 Bedrooms
- Very Well Presented
- Sought-After Location
- Allocated Parking Space
- En-Suite Master Bedroom
- Must View
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>77</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		
England & Wales	EU Directive 2002/91/EC	





## GROUND FLOOR;

### ENTRANCE HALL

#### WC

With low flush WC and a wash hand basin.

#### KITCHEN

With white gloss wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include a Gas Hob, Electric Oven, Extractor Hood, Fridge Freezer and an Automatic Washing Machine. Further benefitting from recessed spotlights and a window to the front elevation.

#### LIVING ROOM

A generous living room with feature fireplace housing a gas fire, window and French doors to the rear elevation.

## FIRST FLOOR;

### BEDROOM 1

A bedroom of double proportions with two windows to the rear elevation and access to the en-suite.

#### EN-SUITE

With a three piece suite comprising of a shower enclosure, low flush WC and a vanity wash hand basin. Further benefitting from a heated towel rail.

### BEDROOM 2

A generous bedroom with 2 windows to the front elevation.

#### BATHROOM

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

## SECOND FLOOR;

### BEDROOM 3

A double bedroom with window to the front elevation.

### BEDROOM 4

A generous bedroom with window to the rear elevation.

## EXTERNAL;

### FRONT

With wrought-iron gate and fence, footpath leading to the front door.

### REAR

Block paved patio and footpath, shaped lawn, timber fencing and gate.

### PARKING

Allocated parking space at the rear of the property.

## 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.

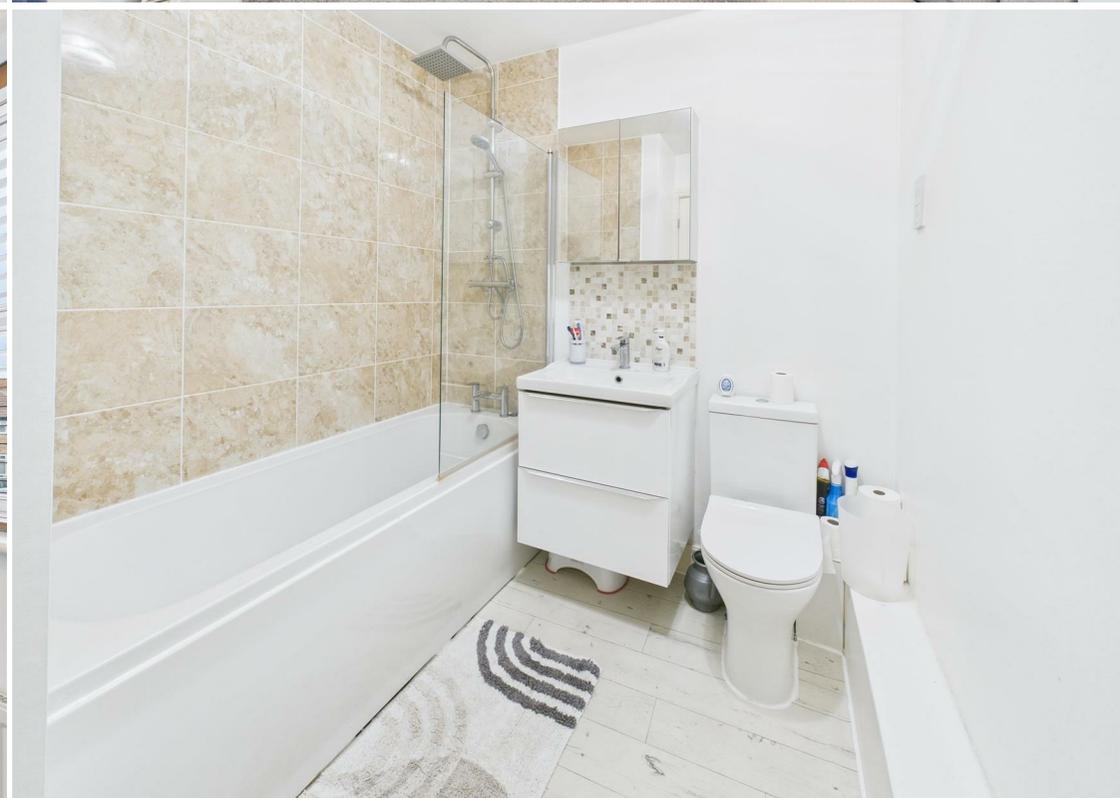
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

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.

## AGENTS NOTES

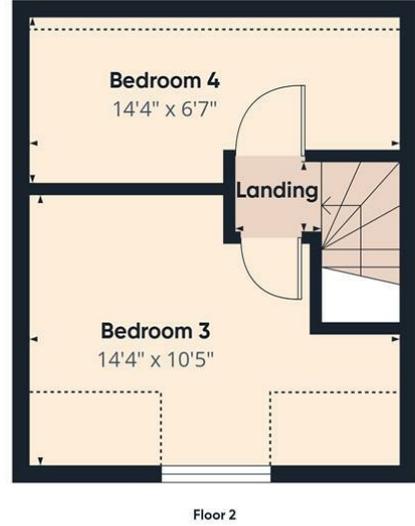
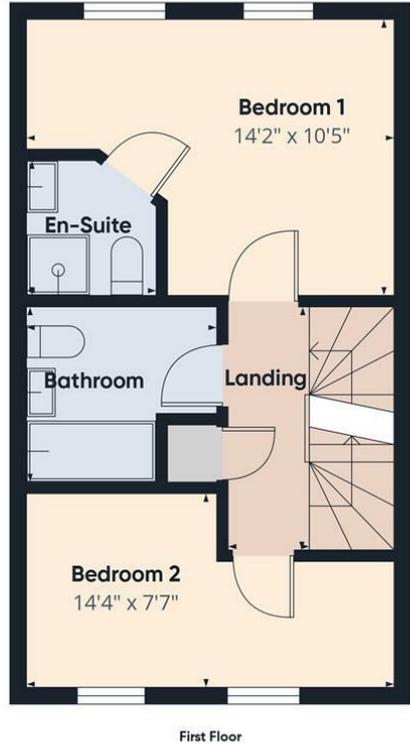
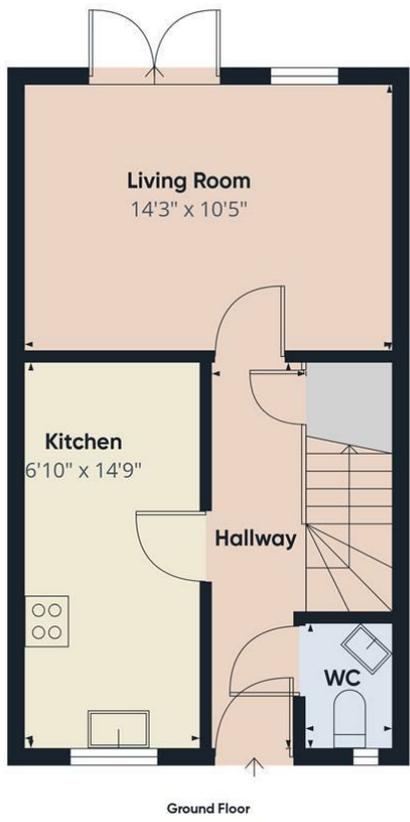
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therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)





Approximate total area<sup>(1)</sup>  
896 ft<sup>2</sup>  
Reduced headroom  
33 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.

GIRAFFE360



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