



Laburnum Avenue, Garden Village, Hull, HU8

£225,000



 3  1  3  D Band: C

- Semi-Detached House with Character
- Three Bedrooms & Three Reception Rooms
- Conservatory, Utility Room & WC
- Large Enclosed Garden
- Detached Garage & Gated Rear Drive
- Highly Popular & Attractive Location
- Huge Potential, Requires TLC & Improvement
- Chain-Free!



HudsonProperty

37 The Square, Hessle, East Yorkshire, HU13 0AE
Telephone: 01482 645100



Offered with no chain, this attractive semi-detached house is situated on beautiful tree-lined Laburnum Avenue within the ever-popular Garden Village area between James Reckitt Avenue and Holderness Road. The house, which is fitted with PVCu double glazing and gas central heating, is set out over two floors. The ground floor comprises an entrance hall, lounge, dining room, dining kitchen, utility room, WC, and conservatory. The first floor comprises a landing, three bedrooms and a large bathroom. To the front of the property is an enclosed garden with pedestrian gated access to a spacious enclosed rear garden laid mainly to paving and lawn. At the far end of the rear garden is a detached brick and tile single garage as well as a hard-standing parking area with double gated access to the ten foot beyond the property. This is a wonderful property of great character with huge potential, requiring some TLC and improvement, so check out our video tours and then contact Hudsons to book your viewing!

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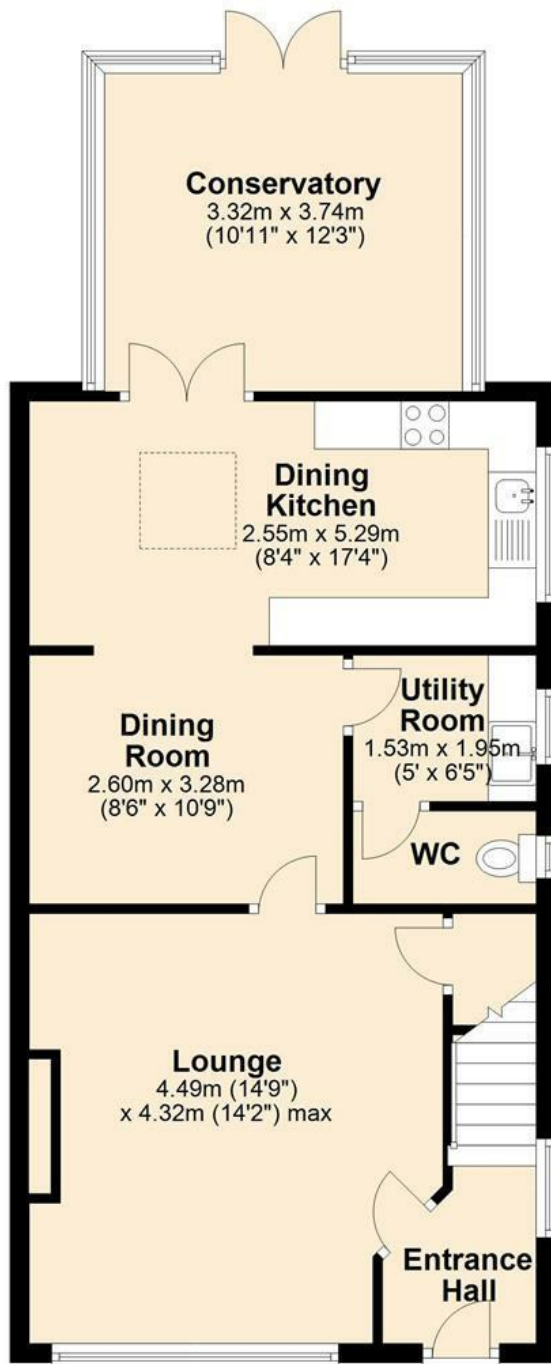
FIXTURES & FITTINGS: All carpets, curtains, blinds and light fittings are included in the sale. **TENURE:** The tenure of this property is Freehold. **OTHER INFORMATION:** We believe the house to be of solid wall construction, to be connected to mains gas, electricity, water, and drainage, and to be connected to KCOM for the purposes of both landline telephone and Internet broadband.



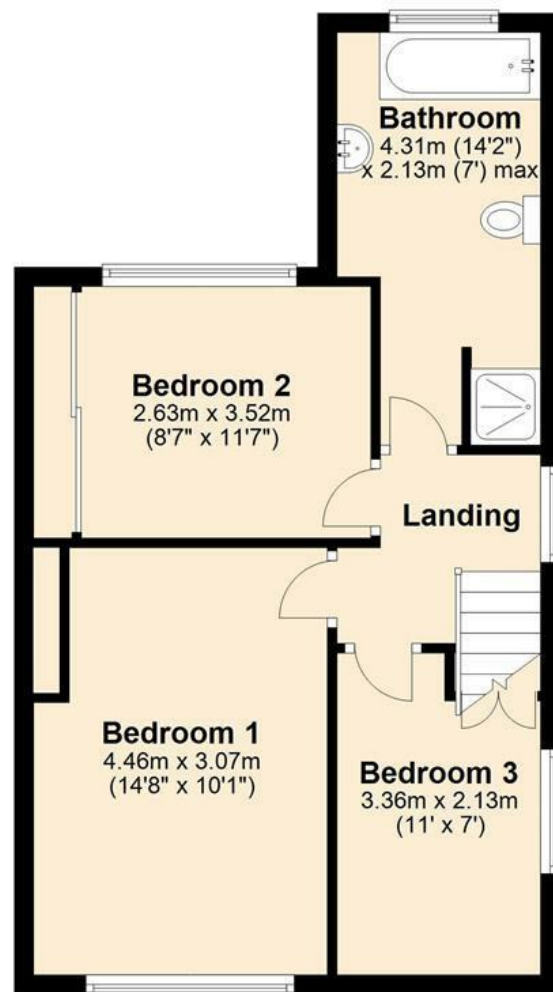
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Ground Floor



First Floor



MEASUREMENTS: Please note that all measurements are approximate. **STAMP DUTY:** Many property purchases are subject to Stamp Duty Land Tax, and the rules governing stamp duty and the levies imposed are complex. HM Revenue & Customs have an online calculator to assist you in calculating your stamp duty liability (<https://www.gov.uk/stamp-duty-land-tax>) but please always check with your solicitor. **COPYRIGHT:** All photographs and images are the exclusive property of Hudson Property Angels Limited and are protected by copyright law. The images may not be reproduced, copied, transmitted or manipulated without the written consent of a director of Hudson Property Angels Limited.