



**Aberdeen Street, Hull, HU9 3JU**

***Welcome to***

**Aberdeen Street, Hull**

William H Brown present this three-bedroom semi-detached home on Aberdeen Street, Hull, near Holderness Road. Features a through lounge-diner, rear kitchen, two double bedrooms, a third versatile room, off-street parking, and a generous garden. Ideal to modernise.



**Living Area**

13' 11" x 11' 8" ( 4.24m x 3.56m )

**Dining Area**

12' 5" x 10' 5" ( 3.78m x 3.17m )

**Kitchen**

19' 11" x 6' 10" ( 6.07m x 2.08m )

**Bedroom 1**

11' 8" x 11' 4" ( 3.56m x 3.45m )

**Bedroom 2**

12' 6" x 10' 4" ( 3.81m x 3.15m )

**Bedroom 3**

9' 4" x 7' ( 2.84m x 2.13m )

**Bathroom**

5' 9" x 5' 8" ( 1.75m x 1.73m )

**Agent's Note:** We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

## Welcome to

### Aberdeen Street, Hull

- THREE BEDROOM SEMI-DETACHED HOME
- SOLD CHAIN-FREE
- COUNCIL TAX BAND: B
- ALL SERVICES/APPLIANCES HAVE NOT AND WILL NOT BE TESTED
- LARGE REAR GARDEN
- OFF-STREET PARKING
- 89sq.m / c.957sq.ft

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £104,995

### Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 327913.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR124127](https://williamhbrown.co.uk/Property/HDR124127)



Property Ref:  
HDR124127 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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