



Hotham Road South, Hull HU5 5JY

Welcome to

Hotham Road South, Hull

GUIDE PRICE £130,000 - £140,000

Lovely Home On Hotham Road South with - Lounge, Kitchen/Diner, 2 Bedrooms, Family Bathroom, Gardens & Off Street Parking! Call us now and book your viewing!



Lounge

With double glazed door to the front, double glazed windows to the front and side, feature fireplace housing log burner, radiator, understairs cupboard and stairs to the First Floor.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, plumbing for an automatic washing machine, space for a fridge, radiator, cupboard housing central heating boiler, double glazed windows to the side and rear and exit door to the side.

First Floor

Bedroom 1

With double glazed windows to the front and side, radiator and fitted storage.

Bedroom 2

With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath with shower over, glazed shower screen, low level wc, vanity wash hand basin, heated towel rail and double glazed window to the rear.

Outside

Front Garden

With fencing and gravelled driveway providing off street parking.

Rear Garden

With artificial lawned area, paved patio area, gravelled borders, flower beds housing plants and shrubs, fencing and rear access gate.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Hotham Road South, Hull

- GUIDE PRICE £130,000 - £140,000
- Lovely Home For Sale On Hotham Road South
- 2 Good Sized Bedrooms
- Lounge & Kitchen/Diner
- Off Street Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£130,000 - £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111671 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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