



Maplewood Avenue, Hull HU5 5YE

Welcome to

Maplewood Avenue, Hull

GUIDE PRICE £140,000 - £150,000

Beautiful Home On Maplewood Avenue with - Entrance Porch, Lounge, Kitchen/Diner, 2 Bedrooms, Family Bathroom, Gardens & Garage! Call us today to book your viewing!



Entrance Porch

With double glazed door to the front.

Lounge

With double glazed window to the front, electric fire with stone surround, decorative ceiling rose, wall light points, radiator, storage cupboard, coving to the ceiling 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, radiator, coving to the ceiling, plumbing for an automatic washing machine, double glazed window to the rear and double glazed door to the rear.

First Floor

Landing

With loft access.

Bedroom 1

With double glazed window to the front, radiator and coving to the ceiling.

Bedroom 2

With double glazed window to the rear, radiator and built in wardrobe.

Bathroom

Bathroom with bath with shower over, shower screen, low level wc, wash hand basin, extractor fan, chrome effect towel style radiator and storage cupboard.

Outside

Front Garden

With block paved path, artificial lawned area, paved area and timber fencing.

Rear Garden

With paved patio area, artificial lawned area, gravelled borders, rear access gate and fenced surround.

Garage

Garage with power, double glazed window and up and over door.

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

Maplewood Avenue, Hull

- GUIDE PRICE £140,000 - £150,000
- 2 Bedroom Mid Terrace Home On Maplewood Avenue
- Beautifully Presented Throughout
- Spacious & Kitchen/Diner
- Garage

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

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

guide price

£140,000 - £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110923 - 0003

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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