



Nunburnholme Park, Hull HU5 5YN

Welcome to

Nunburnholme Park, Hull

Lovely Bungalow On Nunburnholme Park with - Lounge/Dining Room, Fitted Kitchen, 2 Bedrooms (Master With En Suite), Wet Room Shower Room, Gardens, Off Street Parking & Garage! Book your viewing now!



Lounge

With double glazed door to the front, 2 double glazed bow windows to the front, 3 radiators and coving to the ceiling.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a fridge freezer, space for a cooker, radiator, double glazed window to the side and double glazed door to the side.

Bedroom 1

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

En Suite

En Suite with low level wc, vanity wash hand basin, shower cubicle and chrome effect towel style radiator.

Bedroom 2

With double glazed windows to the side and rear and radiator.

Wet Room Shower Room

Shower Room with low level wc, wash hand basin and double glazed window to the side.

Outside

Front Garden

With lawned area, trees/shrubs and driveway providing off street parking.

Rear Garden

With lawned area, paved patio area, side access gate and fencing.

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

Nunburnholme Park, Hull

- 2 Bedroom Detached Bungalow
- Well Presented Throughout
- Master Bedroom With En Suite
- Off Street Parking & Garage
- Highly Sought After Location

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

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.

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111751 - 0005

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.

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