



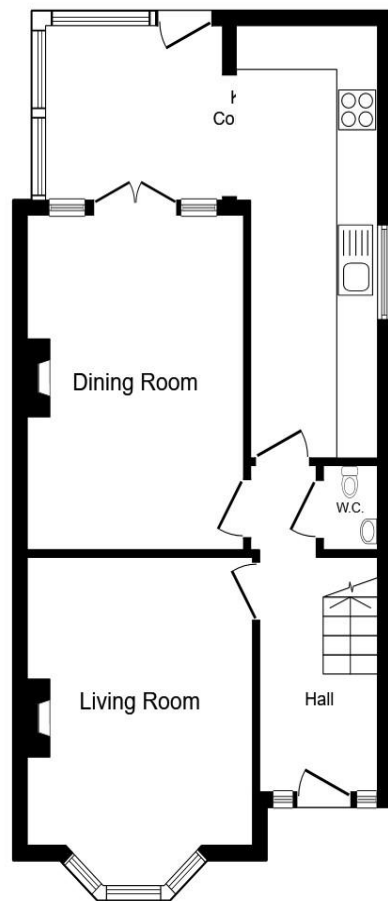
Guildford Avenue, Hull, HU8 0LB

Welcome to

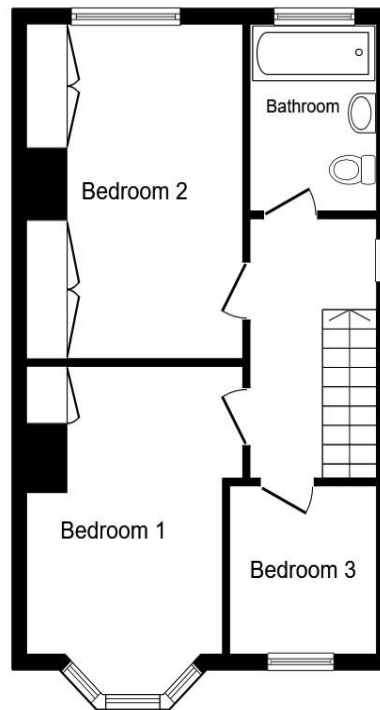
Guildford Avenue, Hull

William H Brown are delighted to market this stunning three-bedroom semi-detached home, offering two spacious reception rooms, a fitted kitchen, conservatory, downstairs WC, two double bedrooms, modern family bathroom, ample parking, detached garage, and a generous rear garden.





Ground Floor



First Floor

Total floor area 102.0 m² (1,098 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Living Room

14' 9" x 10' 10" (4.50m x 3.30m)

Dining Room

15' 7" x 10' 7" (4.75m x 3.23m)

Kitchen / Conservatory Area

20' 6" x 16' 8" (6.25m x 5.08m)

Downstairs Cloakroom

Landing

Bedroom 1

14' 9" x 9' 8" (4.50m x 2.95m)

Bedroom 2

12' 6" x 9' 3" (3.81m x 2.82m)

Bedroom 3

7' 10" x 7' 3" (2.39m x 2.21m)

Bathroom

8' 3" x 6' (2.51m x 1.83m)

Agent's 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.

Welcome to

Guildford Avenue, Hull

- GORGEOUS 3 BED SEMI-DETACHED HOME
- SPACIOUS REAR GARDEN
- COUNCIL TAX BAND: B
- PARKING VIA DRIVEWAY & DETACHED GARAGE
- DOWNSTAIRS WC

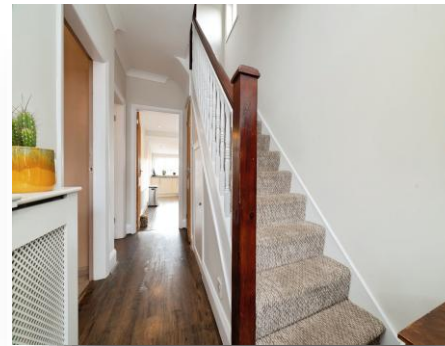
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

Directions to this property:

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

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR124214



Property Ref:
HDR124214 - 0002

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.



william h brown



01482 327913



HoldernessRd@williamhbrown.co.uk



358-360 Holderness Road, HULL, East
Yorkshire, HU9 3DQ



williamhbrown.co.uk