



Clumber Street,Hull HU5 3RL

welcome to

Clumber Street, Hull

Located on Clumber Street, this 3 bedroom property is close to local amenities, is an ideal investment opportunity and is situated in a convenient location.



Lounge

13' 4" x 10' 2" (4.06m x 3.10m)

With a feature fireplace, a radiator and a double glazed bay window to the front.

Dining Room

13' 5" x 11' (4.09m x 3.35m)

With a radiator and a double glazed window to the rear.

Kitchen

9' 10" x 7' 10" (3.00m x 2.39m)

Housing a modern fitted kitchen with a range of wall and base units, contrasting work surfaces, a sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, space for a fridge freezer, plumbing for a washing machine, a radiator, a double glazed window to the side and access to the back hall.

Back Hall

With access to the ground floor bathroom and a door leading to the rear garden

Ground Floor Bathroom

With a W/C, a wash hand basin, a bath with a shower, a radiator and a double glazed window to the rear.

Bedroom 1

13' 6" x 10' 11" (4.11m x 3.33m)

With a radiator and a double glazed window to the front.

Bedroom 2

11' x 7' plus recess (3.35m x 2.13m plus recess)

With a storage cupboard, a radiator and a double glazed window to the rear.

Bedroom 3

9' 10" x 8' (3.00m x 2.44m)

With a radiator and a double glazed window to the rear.

Front Garden

With a path to the front door and a brick wall surround.

Rear Garden

An easy to maintain yard with a brick wall surround and a wooden 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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Clumber Street, Hull

- Located on the Dukeries
- Convenient location
- Close to local amenities
- Ideal investment opportunity

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

offers in the region of

£110,000

directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on:
01482 447748



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NEA120435 - 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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