



Colville Avenue, Hull HU4 7RH

Welcome to

Colville Avenue, Hull

William H Brown are delighted to welcome to the market this two-bedroom semi-detached property in the sought-after location of Colville Avenue, Hull. With a driveway and a great opportunity for refurbishment, we recommend early viewings to appreciate everything this property has to offer.



Entrance Hall

With door to the front and radiator.

Lounge

With double glazed window to the rear, double glazed window to the side, gas fire, radiator 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 cooker, radiator, window to the rear and door to the rear.

Lean To

With windows to the rear and door leading to the Rear Garden.

Bedroom 1

With double glazed bow window to the front, radiator and fitted wardrobes.

Bedroom 2

With double glazed window to the front and fitted wardrobes.

Bathroom

Bathroom with bath, wash hand basin, low level wc, towel style radiator and double glazed window to the side.

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.

Agent's Note:

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regard to any specific requirements before proceeding.

Please Note:

This property is sold as seen.



view this property online williamhbrown.co.uk/Property/WBY111893



Welcome to

Colville Avenue, Hull

- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- EXCELLENT REFURBISHMENT OPPORTUNITY
- DRIVEWAY PROVIDING OFF-STREET PARKING
- SOUGHT-AFTER LOCATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBY111893](https://www.williamhbrown.co.uk/Property/WBY111893)



Property Ref:
WBY111893 - 0004

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.

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.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)