



Carew Street, Hull HU3 6RA

Welcome to

Carew Street, Hull

Welcome to this spacious and inviting 3 bedroom mid-terraced property, featuring front and rear gardens for your outdoor enjoyment.



Entrance Hall

Double glazed entrance door to the front with window over and a radiator.

Lounge

12' 6" into bay x 11' 4" max (3.81m into bay x 3.45m max)
Double glazed bay window to the front, coving to the ceiling and a radiator.

Dining Room

12' x 14' 8" max (3.66m x 4.47m max)
Double glazed window to the rear, understairs cupboard, coving to the ceiling and a radiator.

Kitchen

10' x 9' 3" (3.05m x 2.82m)
Fitted kitchen with a range of wall and base units, work surfaces, 4 ring induction hob with hood over, cooker, stainless steel sink, boiler, spotlights, tiled floor, radiator and double glazed window to the side.

Downstairs Bathroom

Bathroom with panelled bath and shower over, low level W/C, pedestal wash hand basin, radiator, extractor fan, tiled walls, tiled floor and double glazed window to the side.

Utility Room

5' 1" x 8' 5" (1.55m x 2.57m)
Plumbing for an automatic washing machine, wall units, radiator and double glazed window to the side.

Landing

Access to the loft.

Bedroom 1

9' 11" x 14' 10" max (3.02m x 4.52m max)
Double glazed window to the front and a radiator.

Bedroom 2

11' 11" max x 9' 8" max (3.63m max x 2.95m max)
Double glazed window to the rear and a radiator.

Bedroom 3

10' x 9' 8" (3.05m x 2.95m)
Double glazed window to the rear and a radiator.

Front Garden

Rear Garden

Concrete yard with fence surround and rear pedestrian access.

Agents Note

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.



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Welcome to

Carew Street, Hull

- 3 Bedroom Mid-Terraced Property
- Open Plan Lounge/ Diner
- Low Maintenance Front And Rear Gardens
- Great Local Amenities
- Popular Bus Routes

Tenure: Freehold EPC Rating: D

offers over

£70,000

Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.



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Please note the marker reflects the postcode not the actual property



Property Ref:
NEA118774 - 0008

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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