



Stanbury Road, Hull HU6 7BX

Welcome to

Stanbury Road, Hull

Discover this charming 2 bed semi-detached bungalow, situated on a corner plot in a serene neighbourhood. With no chain, it offers hassle-free ownership and off-street parking for convenience.



Entrance Hall

Double glazed entrance door to the side, two storage cupboards, radiator, coving to the ceiling and access to the loft.

Lounge

14' 7" x 10' 11" max (4.45m x 3.33m max)
Double glazed window to the front, feature fire surround with gas fire, radiator and coving to the ceiling.

Kitchen

8' 9" x 10' (2.67m x 3.05m)
Fitted kitchen with a range of wall and base units, work surfaces, 4 ring induction hob with hood over, cooker point, stainless steel sink, plumbing for an automatic washing machine, radiator, coving to the ceiling, double glazed door to the conservatory, double glazed window to the side and double glazed window to the rear.

Conservatory

9' 6" x 12' 5" (2.90m x 3.78m)
Double glazed french style doors to the side, six double glazed windows to the side and five double glazed windows to the rear.

Bedroom 1

12' 6" x 10' 8" max (3.81m x 3.25m max)
Double glazed window to the rear, built in wardrobe, storage cupboard, radiator and coving to the ceiling.

Bedroom 2

7' 2" x 9' 10" max (2.18m x 3.00m max)
Double glazed window to the front, built in wardrobe, coving to the ceiling and a radiator.

Shower Room

Shower room with double corner shower, vanity W/C and wash hand basin, towel style radiator, tiled walls, tiled floor, spotlights and double glazed window to the side.

Front Garden

Lawned area to the front and side with concrete pavement to the side.

Rear Garden

Paved patio, lawned area, two garden sheds and fence surround.

Garage

15' 11" x 8' 8" (4.85m x 2.64m)
Overhead electric door to the front, wooden door to the side and double glazed window to the side.

Agents Note

We are aware that there is subsidence affecting the garage. Please contact the branch for more information and ensure that you make your own enquiries to ensure the property meets your requirements in terms of financing options and any associated costs.



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Welcome to

Stanbury Road, Hull

- 2 Bedroom Semi-Detached Bungalow
- Off Street Parking
- No Chain
- Corner Plot
- Great Local Amenities

Tenure: Freehold EPC Rating: C

offers in excess of

£140,000



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Property Ref:
NEA118862 - 0009

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 please contact the Residential Sales Team on 01482 447748.



Please note the marker reflects the postcode not the actual property



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk