



Clyde Street, Hull HU3 5QZ

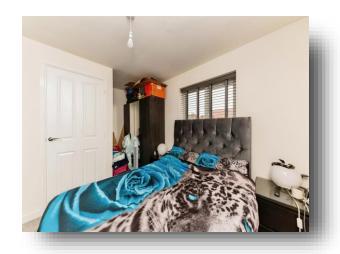
Welcome to

Clyde Street, Hull

William H. Brown is delighted to market this 2 bedroom coach house in a popular regenerated area! With a private rear garden and great local amenities and schools, this is a great opportunity to get onto the property ladder!













Entrance Hall

Double glazed door to the front and a radiator.

Kitchen/ Lounge

16' 6" max x 10' 6" (5.03m max x 3.20m) Fitted kitchen with a range of glossy wall and base units, 4 ring gas hob with hood over, cooker point, stainless steel sink, integrated fridge freezer, integrated washing machine, integrated dishwasher, extractor fan, two radiators and double glazed window to the front.

Landing

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

Bedroom 1

12' 3" max x 12' 8" max (3.73m max x 3.86m max) Double glazed window to the front, storage cupboard and a radiator.

Bedroom 2

12' 10" max x 7' 10" max (3.91m max x 2.39m max) Double glazed window to the front, radiator and access to the loft.

Bathroom

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

Front Garden

Tarmac driveway.

Rear Garden

Lawned rear garden with fence surround.

Garage

16' 8" x 8' 7" ($5.08m \times 2.62m$) Overhead manual door to the front and storage cupboard.





Welcome to

Clyde Street, Hull

- 2 Bedroom Coach House
- Off Street Parking
- Rear Garden
- Move In Condition
- Great Local Amenities

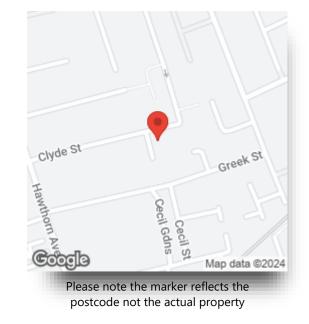
Tenure: Freehold EPC Rating: C

offers over

£140,000

Directions to this property:

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



view this property online williamhbrown.co.uk/Property/NEA119042



Property Ref: NEA119042 - 0006 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



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