



Oban Avenue, De La Pole Avenue Hull HU3 6SB

Welcome to

Oban Avenue, De La Pole Avenue Hull

William H. Brown is delighted to market this 2 bedroom terraced house. This is to be sold with no chain so it is a great opportunity to move fast and get onto the property ladder!



Lounge

15' 1" into bay x 11' 3" max (4.60m into bay x 3.43m max)
Double glazed entrance door to the front, double glazed box style bay window to the front, feature fire surround with electric fire and a radiator.

Kitchen

8' 10" x 11' max (2.69m x 3.35m max)
Fitted kitchen with a range of glossy wall and base units, work surfaces, 4 ring induction hob with hood over, stainless steel sink, automatic washing machine, radiator and double glazed window to the rear.

Bathroom

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

Rear Hall

Double glazed door to the side and the boiler.

Landing

Access to the loft.

Bedroom 1

11' 6" x 11' 3" max (3.51m x 3.43m max)
Double glazed window to the front, cast iron fire surround and a radiator.

Bedroom 2

8' 4" max x 10' 3" max (2.54m max x 3.12m max)
Double glazed window to the rear and a radiator.

Front Garden

Rear Garden

Concrete yard with fence surround and rear pedestrian access.



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Welcome to

Oban Avenue, De La Pole Avenue Hull

- 2 Bedroom Mid Terraced Property
- No Chain
- Requires A Degree Of Upgrading
- Great Local Amenities
- Popular Bus Routes

Tenure: Freehold EPC Rating: D

£80,000



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

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Property Ref:
NEA119055 - 0007

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



01482 447748



NewlandAvenue@williamhbrown.co.uk



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



williamhbrown.co.uk