









# Welcome to

# Park Road, Hull

William H. Brown is delighted to market this 3 bedroom mid terraced property that has undergone a full renovation. The property has great local amenities and is to be sold with no chain!













#### **Entrance Hall**

Radiator.

#### Cloakroom

Low level W/C, corner wash hand basin and a radiator.

#### Lounge

13' 9" into bay x 11' 9" max ( 4.19m into bay x 3.58m max ) Double glazed bay window to the front, feature fire surround, cornices, coving to the ceiling and a radiator.

## **Dining Room**

11' 11" x 12' 1" ( 3.63m x 3.68m ) Double glazed window to the rear, understairs cupboard and a radiator.

#### Kitchen

10' 8" x 8' 9" ( 3.25m x 2.67m )

Fitted kitchen with a range of wall and base units, work surfaces, 4 ring gas hob with hood over, integrated oven, stainless steel sink, integrated microwave, integrated washing machine, boiler, double glazed window to the side and double glazed door to the rear.

#### Landing

Split level landing with access to the loft.

#### **Bedroom 1**

 $10^{\circ}$   $11^{\circ}$  x  $9^{\circ}$   $11^{\circ}$  ( 3.33m x 3.02m ) Double glazed window to the front and a radiator.

#### **Bedroom 2**

9' 7" max x 9' 6" max ( 2.92m max x 2.90m max ) Double glazed window to the rear, storage cupboard and a radiator.

#### **Bedroom 3**

11' x 5' 1" ( 3.35m x 1.55m ) Double glazed window to the front and a radiator.

#### **Bathroom**

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

#### **Front Garden**

Concrete yard with wall surround.

#### **Rear Garden**

Paved patio with rear pedestrian access and fence and wall surround.





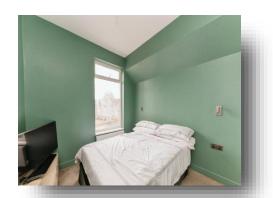
## Welcome to

# Park Road, Hull

- 3 Bedroom Mid-Terraced Property
- **Undergone Full Renovation**
- Move In Condition
- **Great Local Amenities**
- No Chain

Tenure: Freehold EPC Rating: E

# £130,000





Directions to this property:

See below map for property location, for further information

please contact the Residential Sales Team on 01482 447748.



# Hull Jame Masjid Map data ©2024

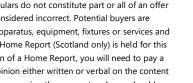
Please note the marker reflects the

postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA119110



Property Ref: NEA119110 - 0003 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 quidance 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.



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