



Oldroyd House Reynoldson Street, Hull HU5 3FB

Welcome to

Oldroyd House Reynoldson Street, Hull

Situated in this ever popular location, the property is the height of modern living and is close to an array of amenities.



Entrance Hall

Wooden door, understairs cupboard with plumbing for an automatic washing machine, spotlights and a radiator.

Kitchen/ Lounge

14' 4" x 14' 9" (4.37m x 4.50m)

Fitted kitchen with a range of glossy wall and base units, work surfaces, 4 ring gas hob with hood over, double oven, stainless steel sink, integrated fridge freezer, integrated dishwasher, boiler, two radiators, spotlights and two double glazed windows to the side.

Landing

Spotlights.

Bedroom 1

18' 6" max x 11' 8" max (5.64m max x 3.56m max)

Two double glazed windows to the side, two radiators and spotlights.

Shower Room

Shower room with wet room style shower, low level W/C, vanity wall wash hand basin, towel style radiator, extractor fan, tiled walls, tiled floor and double glazed window to the side.



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Welcome to

Oldroyd House Reynoldson Street, Hull

- Ground Floor Duplex Apartment
- Highly Sought After Location
- Allocated Off Street Parking In A Gated Car Park
- Close To Local Amenities
- Conveniently Situated In The Heart Of Newland Avenue

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£125,000



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:
NEA118924 - 0005

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