









Welcome to

Edgecumbe Street, Hull

William H. Brown is delighted to market this 3 bedroom end terraced property! The property is located just off Newland Avenue and is ideal for both investors and first time buyers!













Entrance Hall

Double glazed entrance door to the front, radiator and corbels.

Lounge

12' 8" into bay \times 10' 5" (3.86m into bay \times 3.17m) Double glazed bay window to the front and a radiator.

Dining Room

11' 1" x 11' 4" max (3.38m x 3.45m max) Double glazed window to the rear, understairs cupboard and a radiator.

Kitchen

9' 11" x 7' 3" (3.02m x 2.21m)

Fitted kitchen with a range of wall and base units, work surfaces, 4 ring gas hob with hood over, cooker point, stainless steel sink, integrated dishwasher, plumbing for an automatic washing machine, boiler, radiator, tiled floors, double glazed window to the side and double glazed door to the side.

Shower Room

Shower room with corner shower, low level W/C, vanity wash hand basin, extractor fan, tiled floors and double glazed window to the rear.

Landing

Split level landing with access to the loft.

Bedroom 1

9' 11" into bay x 13' 9" (3.02m into bay x 4.19m) Double glazed bay window to the front and a radiator.

Bedroom 2

12' 11" x 7' 4" (3.94m x 2.24m) Double glazed window to the rear and a radiator.

Bedroom 3

9' 6" \times 8' 6" ($2.90m \times 2.59m$) Double glazed window to the rear and a radiator.

Shower Room

Shower room with corner shower, low level W/C, pedestal wash hand basin, towel style radiator and an extractor fan.

Front Garden

Rear Garden

Concrete yard with fence and wall surround.





Welcome to

Edgecumbe Street, Hull

- 3 Bedroom End Terraced Property
- 2 Bathrooms
- Located Off Newland Avenue
- Ideal For Investors And First Time Buyers
- On Street Parking

Tenure: Freehold EPC Rating: D

Directions to this property:

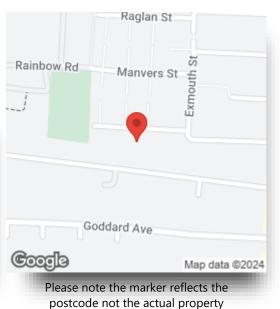
See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.

£130,000









view this property online williamhbrown.co.uk/Property/NEA119077



Property Ref: NEA119077 - 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 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.





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