



Brougham Street, Hull HU3 6PX

Welcome to

Brougham Street, Hull

William H. Brown is delighted to market this 3 bedroom mid terraced property! The property has an open plan lounge diner and low maintenance front and rear gardens! Book your viewing now!



Entrance Hall

Single glazed door to the front, single glazed window to the front, radiator and coving to the ceiling.

Lounge

12' 3" max x 10' 1" max (3.73m max x 3.07m max)
Double glazed bay window to the front, feature fire surround, radiator, coving to the ceiling and decorative ceiling rose.

Dining Room

11' 9" max x 13' 8" max (3.58m max x 4.17m max)
Double glazed window to the rear, understairs cupboard, radiator, coving to the ceiling, cornices and decorative ceiling rose.

Kitchen

11' 6" x 8' 7" (3.51m x 2.62m)
Fitted kitchen with a range of shaker style wall and base units, 4 ring gas hob with hood over, oven, stainless steel sink, plumbing for an automatic washing machine, radiator, boiler, coving to the ceiling, double glazed window to the side, double glazed window to the rear and double glazed door to the rear.

Landing

Split level landing with access to the loft.

Bedroom 1

10' 3" x 13' 7" max (3.12m x 4.14m max)
Double glazed window to the front, cast iron feature fire surround, recess storage, radiator and coving to the ceiling.

Bedroom 2

11' 8" x 8' 9" max (3.56m x 2.67m max)
Double glazed window to the rear, radiator and recess storage.

Bedroom 3

7' 4" max x 8' 8" max (2.24m max x 2.64m max)
Double glazed window to the rear and a radiator.

Bathroom

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

Front Garden

Rear Garden

Paved patio with pedestrian access to the rear and fence surround.



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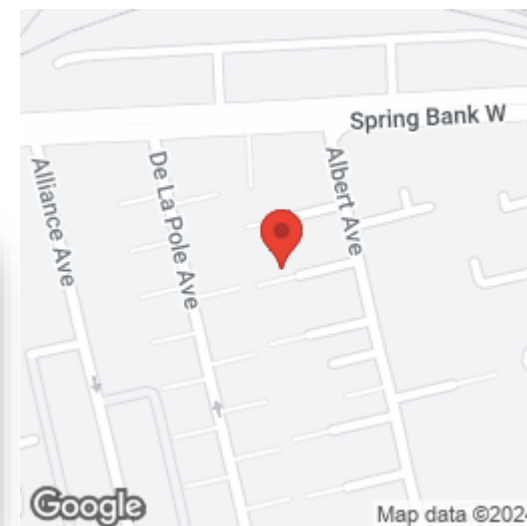
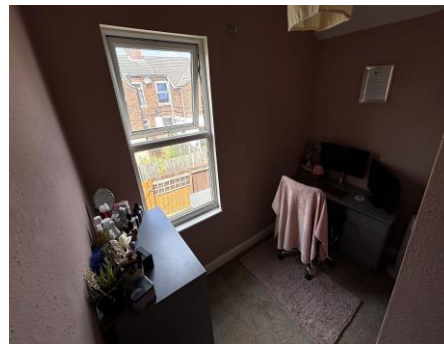
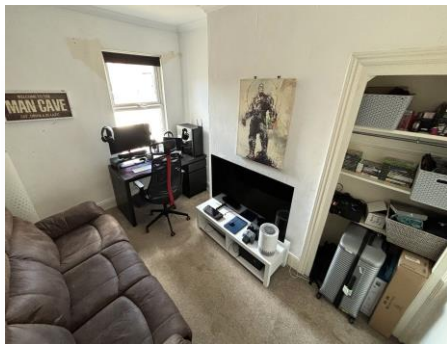
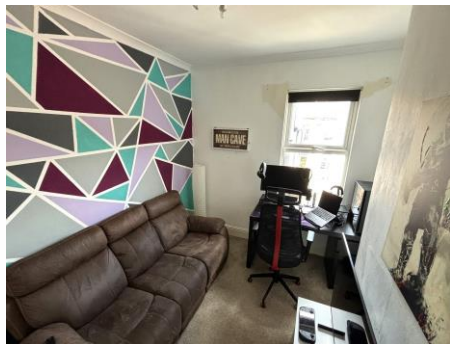
- 3 Bedroom Mid Terraced House
- Open Plan Lounge Diner
- Low Maintenance Front And Rear Gardens
- Great Local Amenities
- Popular Bus Routes

Tenure: Freehold EPC Rating: D

£90,000

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

view this property online williamhbrown.co.uk/Property/NEA119194



Property Ref:
NEA119194 - 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.

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.



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