



**Morpeth Street, Hull HU3 1RG**



***Welcome to***

**Morpeth Street, Hull**

William H. Brown is delighted to market this 2 bedroom mid terraced property with loft space! The property has 2 reception rooms and is in move in condition!



### **Entrance Hall**

Double glazed entrance door to the front with window over and a radiator.

### **Lounge**

12' 4" x 11' 5" max ( 3.76m x 3.48m max )  
Double glazed window to the front and a radiator.

### **Reception Room 2**

11' 6" x 15' max ( 3.51m x 4.57m max )  
Understairs cupboard and a tall radiator.

### **Kitchen**

13' 2" max x 14' 10" max ( 4.01m max x 4.52m max )  
Fitted kitchen with a range of glossy wall and base units, 4 ring induction hob, integrated oven, anthracite style sink, integrated fridge freezer, under plynth counter lights, breakfast bar, tall radiator, tiled floors, spotlights and double glazed french style doors to the rear.

### **Bathroom**

Shower room with corner shower, vanity W/C and wall wash hand basin, towel style radiator, tiled walls, tiled floor, spotlights and double glazed window to the side.

### **Rear Hall**

Plumbing for an automatic washing machine and a boiler.

### **Landing**

Double glazed window to the rear and a storage cupboard.

### **Bedroom 1**

12' 5" x 18' 5" max ( 3.78m x 5.61m max )  
Two double glazed windows to the front, radiator, coving to the ceiling and cornices.

### **Bedroom 2**

11' 6" x 12' 6" max ( 3.51m x 3.81m max )  
Double glazed window to the rear and a radiator.

### **Loft Space**

15' 6" restricted head height x 17' 6" ( 4.72m restricted head height x 5.33m )  
Double glazed velux style window to the rear and a radiator.

### **Rear Garden**

Rear garden with raised lawned area, concrete and paved patio area, side pedestrian access and fence and wall surround.



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## Welcome to

## Morpeth Street, Hull

- 2 Bedroom Mid Terraced Property
- 2 Reception Rooms
- Lot Space
- Move In Condition
- Great Local Amenities

Tenure: Freehold EPC Rating: E

offers in excess of

# £150,000

### 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/NEA119207](https://williamhbrown.co.uk/Property/NEA119207)



Property Ref:  
NEA119207 - 0006

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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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