









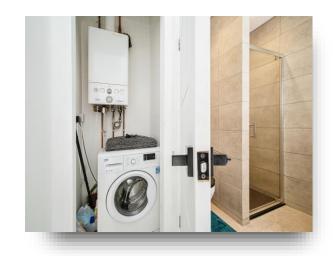
Welcome to

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.





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

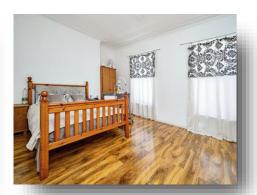
offers in excess of

£150,000

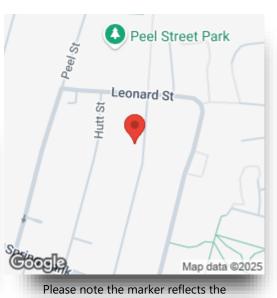
Directions to this property:

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









view this property online williamhbrown.co.uk/Property/NEA119207



Property Ref: NEA119207 - 0006 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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postcode not the actual property



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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.