



**Mayfield Street, Hull HU3 1NT**

**Welcome to**

**Mayfield Street, Hull**

William H. Brown is delighted to market this 3 bedroom mid terraced property that is being sold with no chain! The property has 2 reception rooms and great local amenities!



**Entrance Hall**

Entrance door to the front with window over and a radiator.

**Lounge**

12' 2" x 11' 9" max ( 3.71m x 3.58m max )

Window to the front and a radiator.

**Dining Room**

13' x 11' 8" max ( 3.96m x 3.56m max )

Window to the rear, feature fire surround with open fire, radiator and coving to the ceiling.

**Kitchen**

18' 5" x 9' 10" max ( 5.61m x 3.00m max )

Fitted kitchen with a range of wall and base units, work surfaces, 4 ring gas hob with hood over, cooker point, stainless steel sink, plumbing for an automatic washing machine, boiler, radiator, understairs cupboard, tiled flooring, coving to the ceiling, window to the side, box window to the side and door to the rear.

**Landing**

Split level landing with access to the loft.

**Bedroom 1**

12' 2" x 15' 2" max ( 3.71m x 4.62m max )

Window to the front, recess storage and a radiator.

**Bedroom 2**

13' 1" x 9' 6" max ( 3.99m x 2.90m max )

Window to the rear, feature fire surround, radiator and coving to the ceiling.

**Bedroom 3**

10' 4" x 6' 6" max ( 3.15m x 1.98m max )

Window to the rear and a radiator.

**Bathroom**

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

**Rear Garden**

Concrete rear garden with lawned area and fence surround.



**view this property online** [williamhbrown.co.uk/Property/NEA119044](http://williamhbrown.co.uk/Property/NEA119044)



## Welcome to

## Mayfield Street, Hull

- 3 Bedroom Mid Terraced Property
- Rear Garden
- No Chain
- On Street Parking
- Great Local Amenities

Tenure: Freehold EPC Rating: D

# £100,000



## 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/NEA119044](http://williamhbrown.co.uk/Property/NEA119044)



Property Ref:  
NEA119044 - 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**