



Woodbine Villas, Reynoldson Street Hull HU5 3BL

Welcome to

Woodbine Villas, Reynoldson Street Hull

William H. Brown is delighted to market this 2 bedroom mid terraced property! The property boasts an open plan lounge kitchen and has great local amenities!



Lounge

14' 5" into bay x 11' 2" max (4.39m into bay x 3.40m max)
Double glazed door to the front, double glazed bay window to the front, feature fire surround with log burner, coving to the ceiling and a radiator.

Kitchen

11' 10" max x 11' 2" max (3.61m max x 3.40m max)
Fitted kitchen with a range of shaker style wall and base units, 4 ring gas hob with hood over, understairs cupboard, radiator and double glazed window to the rear.

Bathroom

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

Rear Hall

Single glazed door to the side, plumbing for an automatic washing machine and boiler.

Landing

Double glazed window to the rear and access to the loft.

Bedroom 1

10' x 11' 2" max (3.05m x 3.40m max)
Double glazed window to the front and a radiator.

Bedroom 2

9' 11" x 8' 3" max (3.02m x 2.51m max)
Double glazed window to the rear, access to the loft and a radiator.

Front Garden

Rear Yard

Concrete yard with rear pedestrian access and wall and fence surround.



view this property online williamhbrown.co.uk/Property/NEA119161



Welcome to

Woodbine Villas, Reynoldson Street Hull

- 2 Bedroom Mid-Terraced Property
- Move In Condition
- Open Plan Lounge Kitchen
- Great Local Amenities
- Ideal For Both First Time Buyers And Investors

Tenure: Freehold EPC Rating: D

£95,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA119161



Property Ref:
NEA119161 - 0007

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.

Directions to this property:

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



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk