



**Convent Court, Hull HU5 2UJ**

**Welcome to**

**Convent Court, Hull**

William H. Brown is delighted to market this 2 bedroom mid terraced property! The house has great local amenities on its doorstep and is to be sold with no chain!



**Entrance Hall**

Double glazed entrance door to the front and a radiator.

**Lounge**

14' 11" x 11' 1" max ( 4.55m x 3.38m max )  
Double glazed window to the front, electric wall heater, understairs cupboard and a radiator.

**Kitchen**

8' 9" x 14' 5" ( 2.67m x 4.39m )  
Fitted kitchen with a range of wall and base units, 4 ring gas hob with hood over, oven, stainless steel sink, plumbing for an automatic washing machine, radiator, two double glazed windows to the rear and double glazed door to the rear.

**Landing**

Access to the loft and a storage cupboard.

**Bedroom 1**

11' 8" x 11' 3" plus recess ( 3.56m x 3.43m plus recess )  
Double glazed window to the front, recess storage housing the boiler and a radiator.

**Bedroom 2**

12' 1" x 8' ( 3.68m x 2.44m )  
Double glazed window to the rear and a radiator.

**Bathroom**

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

**Front Garden**

Paved pathway with lawned area.

**Rear Garden**

Concrete patio area, lawned area, paved pathway to rear gate and fence surround.

**Garage**

Up and over door to the front.



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## Welcome to

### Convent Court, Hull

- 2 Bedroom Mid Terraced Property
- No Chain
- Front And Rear Gardens
- Great Local Amenities
- Close To Popular Bus Routes

Tenure: Freehold EPC Rating: C

offers in excess of

# £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

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Property Ref:  
NEA119145 - 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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