



# 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**

Doube 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'  $8" \times 11' \ 3"$  plus recess (  $3.56m \times 3.43m$  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.





## 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:

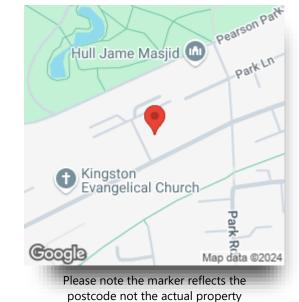
See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.

# view this property online williamhbrown.co.uk/Property/NEA119145



Property Ref: NEA119145 - 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 quidance 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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