

Welbeck Street, Hull HU5 3SG



Welcome to

Welbeck Street, Hull

William H. Brown is delighted to market this 2 bedroom mid terraced property on the sought after Dukeries location! The property is to be sold with no chain and requires a degree of upgrading













Entrance Porch

Double glazed entrance door to the front.

Entrance Hall

Single glazed door to the front and picture window to the lounge.

Lounge/ Diner

25' 3" max x 10' 8" max (7.70m max x 3.25m max) Double glazed bay window to the front, feature fire surround with gas fire, electric wall heater, understairs cupboard, coving to the ceiling, cornices and decorative ceiling rose.

Kitchen

8' x 7' 10" (2.44m x 2.39m) Fitted kitchen with a range of shaker style wall and base units, 4 ring gas hob, cooker point, stainless steel sink and double glazed window to the side.

Rear Hall

Two storage cupboards.

Landing

Double glazed window to the rear, electric wall heater and access to the loft.

Bedroom 1

10' 6" x 14' max (3.20m x 4.27m max) Double glazed window to the front, feature fire surround and storage cupboard.

Bedroom 2

12' 7" x 8' 8" max (3.84m x 2.64m max) Double glazed window to the rear and a storage cupboard.

Shower Room

Shower room with adapted shower (wet room), low level W/C, pedestal wash hand basin, extractor fan, tiled floor and double glazed window to the rear.

Front Garden

Concrete yard with iron fence surround.

Rear Garden

Concrete yard, raised beds, outhouse and rear pedestrian access.





Welcome to

Welbeck Street, Hull

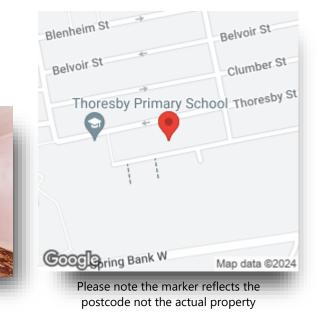
- 2 Bedroom Mid Terraced Property
- No Chain
- Requires A Degree Of Upgrading
- Dukeries Location
- Downstairs Shower Room

Tenure: Freehold EPC Rating: Awaited

£100,000

Directions to this property:

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



check out more properties at williamhbrown.co.uk



Property Ref: NEA119234 - 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.

william h brown



01482 447748



 $Newland {\it Avenue} @william hbrown.co.uk$



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



williamhbrown.co.uk