



**Clumber Street, Hull HU5 3RJ**

**Welcome to**

**Clumber Street, Hull**

William H. Brown is delighted to market this 2 bedroom mid terraced property! To be sold with tenant in situ this is great opportunity for new landlords or experienced landlords to build their portfolio!



**Entrance Hall**

Double glazed entrance door to the front and a radiator.

**Lounge**

13' into bay x 10' 1" max ( 3.96m into bay x 3.07m max )  
Double glazed bay window to the front, coving to the ceiling and a radiator.

**Dining Room**

12' 1" x 10' 3" max ( 3.68m x 3.12m max )  
Double glazed window to the rear, understairs cupboard and a radiator.

**Kitchen**

13' 7" x 6' 11" ( 4.14m x 2.11m )  
Fitted kitchen with a range of glossy wall and base units, work surfaces, 4 ring gas hob with hood over, oven, stainless steel sink, plumbing for an automatic washing machine, dishwasher, boiler, radiator, double glazed window to the side and double glazed door to the side.

**Landing**

Access to the loft and double glazed window to the rear.

**Bedroom 1**

10' 8" x 13' 5" max ( 3.25m x 4.09m max )  
Double glazed window to the front and a radiator.

**Bedroom 2**

12' 3" max x 7' 9" max ( 3.73m max x 2.36m max )  
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, radiator and double glazed window to the side.

**Front Garden****Rear Garden**

Concrete rear yard with rear pedestrian access and walled surround.



**view this property online** [williamhbrown.co.uk/Property/NEA119317](http://williamhbrown.co.uk/Property/NEA119317)





## Welcome to

### Clumber Street, Hull

- 2 Bedroom Mid Terraced Property
- 2 Reception Rooms
- To Be Sold With Tenant In Situ
- Dukeries Location
- Great Local Amenities

Tenure: Freehold EPC Rating: C

# £120,000

### 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:  
NEA119317 - 0003

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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.



william h brown



**01482 447748**



NewlandAvenue@williamhbrown.co.uk



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



**williamhbrown.co.uk**