



Ella Street, Hull HU5 3AJ

Welcome to

Ella Street, Hull

William H. Brown is delighted to market this 3 bedroom mid terraced character property! The property can be sold as an investment opportunity with tenant in situ!



Entrance Hall

Single glazed door to the front, single glazed window to the front and a radiator.

Lounge/ Diner

25' 7" max x 12' 4" max (7.80m max x 3.76m max)

Single glazed bay window to the front, double glazed bay window to the rear, two feature fire surrounds with open fires, understairs cupboard, two radiators, cornices and coving to the ceiling.

Kitchen

13' 1" x 9' 8" (3.99m x 2.95m)

Fitted kitchen with a range of wall and base units, work surfaces, gas cooker point, plumbing for an automatic washing machine, boiler, radiator, tiled floors, double glazed window to the side and double glazed french style doors to the rear.

Landing

Bedroom 1

11' 3" x 15' 9" max (3.43m x 4.80m max)

Two single glazed windows to the front and a radiator.

Bedroom 2

11' 3" x 10' 5" max (3.43m x 3.17m max)

Double glazed window to the rear and a radiator.

Bedroom 3

6' 10" x 9' 9" (2.08m x 2.97m)

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.

Loft Space

10' 11" restricted head height x 14' 4" max (3.33m restricted head height x 4.37m max)

Double glazed velux style window to the rear, eaves storage and a radiator.

Front Garden

Rear Garden

Concrete patio area, concrete pavement to the rear, lawned area, pedestrian access to the rear and fence surround.



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Welcome to

Ella Street, Hull

- 3 Bedroom Mid Terraced Property
- Can Be Sold With Tenant In Situ
- Avenues Location
- Character Property
- Ideal For Investors Or First Time Buyers

Tenure: Freehold EPC Rating: D

£170,000

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:
NEA119223 - 0008

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.



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