



Clumber Street, Hull HU5 3RH

Welcome to

Clumber Street, Hull

PUBLIC NOTICE:

DATE: 11/02/2025

39 Clumber Street, Hull, HU5 3RH



Entrance Hall

Double glazed entrance door to the front and a radiator.

Cloakroom

Single glazed window to the side and low level W/C.

Lounge/ Diner

24' 4" max x 15' 7" max (7.42m max x 4.75m max)

Double glazed bay window to the front, double glazed window to the rear, understairs cupboard and two radiators.

Kitchen

10' 7" x 9' 5" (3.23m x 2.87m)

Fitted kitchen with a range of wall and base units, 4 ring gas hob with hood over, gas cooker point, stainless steel sink, plumbing for an automatic washing machine, dishwasher, tiled floor, radiator, single glazed window to the side and single glazed window to the rear.

Rear Hall

Double glazed door to the side, single glazed window to the side and a radiator.

Landing

Split level landing with access to the loft.

Bedroom 1

10' 10" max x 14' 5" max (3.30m max x 4.39m max)

Two double glazed windows to the front, fitted wardrobes and a radiator.

Bedroom 2

11' x 10' 2" max (3.35m x 3.10m max)

Double glazed window to the rear, recess storage and a radiator.

Bathroom

Bathroom with corner bath, corner shower, low level W/C, pedestal wash hand basin, recess storage housing the boiler, double glazed window to the side and double glazed window to the rear.



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Welcome to

Clumber Street, Hull

- 2 Bedroom Mid Terraced Property
- Requires A Degree Of Upgrading
- Dukeries Location
- Great Local Amenities
- No Chain

Tenure: Freehold EPC Rating: D

£90,000

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:
NEA119292 - 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



NewlandAvenue@williamhbrown.co.uk



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



williamhbrown.co.uk