



**Duesbery Street, Hull HU5 3QE**



**welcome to**

**Duesbery Street, Hull**

PUBLIC NOTICE 21 DAYS

We advise that an offer has been made for the above property in the sum of £130,000

Any persons wishing to increase on this offer should notify William H Brown of their best offer prior to exchange of contracts.



**Entrance Hall**

Single glazed entrance door to the front and a radiator.

**Lounge**

14' 4" max x 12' max ( 4.37m max x 3.66m max )

Single glazed box style bay window to the front, feature fire surround, radiator, cornices, coving to the ceiling and decorative ceiling rose

**Reception Room 2**

14' 4" max x 11' max ( 4.37m max x 3.35m max )

Single glazed window to the rear, feature fire surround and a radiator.

**Kitchen/ Diner**

29' 7" max x 9' 8" max ( 9.02m max x 2.95m max )

Fitted kitchen with a range of wall and base units, work surfaces, gas cooker point, stainless steel sink, plumbing for an automatic washing machine, feature fire surround, two radiators, double glazed window to the side, single glazed window to the side, single glazed window to the rear and single glazed door to the side.

**Landing**

Split level landing with access to the loft.

**Bedroom 1**

14' 6" max x 16' 2" max ( 4.42m max x 4.93m max )

Three single glazed windows to the front, two radiators and recess storage.

**Bedroom 2**

11' 10" x 10' 10" max ( 3.61m x 3.30m max )

Single glazed window to the rear and a radiator.

**Bedroom 3**

12' 9" max x 9' 1" max ( 3.89m max x 2.77m max )

Single glazed bay window to the rear and a radiator.

**Shower Room**

Shower room with corner shower, low level W/C, radiator, storage cupboard and single glazed window to the side.

**Bathroom**

Bathroom with stand alone bath, low level W/C, pedestal wash hand basin, radiator and single glazed window to the side.

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

Low maintenance yard with flower bed area and wall surround.



***view this property online*** [williamhbrown.co.uk/Property/NEA119352](http://williamhbrown.co.uk/Property/NEA119352)



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## **Duesbery Street, Hull**

- 3 Bedroom Mid Terraced Property
- Can Be Sold With Tenant In Situ, Current Rent Collected Is £425 PCM
- Investor Or Residential Opportunity
- Close To Local Amenities
- Easy Access To The City Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: A

### **directions to this property:**

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

# £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA119352 - 0010

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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