



Newington Street, Hull HU3 5LE

Welcome to

Newington Street, Hull

Situated in this ever popular location, this property is beautifully presented throughout and provides off road parking.



Entrance Hall

Double glazed entrance door to the front and a radiator.

Cloakroom

Low level W/C, pedestal wash hand basin, radiator and double glazed window to the front.

Lounge

11' 2" max x 14' 6" max (3.40m max x 4.42m max)
Double glazed french style doors to the rear, understairs cupboard and a radiator.

Kitchen

11' 8" max x 7' 5" max (3.56m max x 2.26m max)
Fitted kitchen with a range of glossy wall and base units, work surfaces, 4 ring gas hob with hood over, cooker, stainless steel sink, integrated fridge freezer, integrated washing machine, integrated dishwasher, boiler, radiator and double glazed window to the front.

Landing

Radiator.

Bedroom 1

8' 10" max x 14' 6" max (2.69m max x 4.42m max)
Double glazed window to the rear and a radiator.

Bedroom 2

7' 7" max x 14' 6" max (2.31m max x 4.42m max)
Double glazed window to the front, storage cupboard, radiator and access to the loft.

Bathroom

Bathroom with panelled bath with shower over, low level W/C, pedestal wash hand basin, extractor fan and a radiator.

Front Garden

Lawned area and off-street parking.

Rear Garden

Paved patio area, lawned area, garden shed and fence surround.



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Welcome to

Newington Street, Hull

- 2 Bedroom Mid-Terraced Property
- Beautifully Presented Throughout
- Off Road Parking
- Modern Property
- Lovely Rear Garden

Tenure: Freehold EPC Rating: B

offers in excess of

£140,000

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:
NEA119482 - 0003

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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