









Welcome to

Morpeth Street, Hull

Situated in this highly convenient location, the property is close to the City centre and the Hospital.













Lounge

11' 11" x 12' 9" max (3.63m x 3.89m max)

Double glazed entrance door, double glazed window to the rear, feature fire surround with open fire and a radiator.

Kitchen

11' 2" x 12' 7" (3.40m x 3.84m)

Fitted kitchen with a range of wall and base units, 4 ring gas hob with hood over, oven, stainless steel sink, plumbing for a dishwasher, radiator and double glazed window to the rear.

Utility Room

8' 3" x 4' 10" (2.51m x 1.47m)

Double glazed door to the side, double glazed window to the side and plumbing for an automatic washing machine.

Landing

Bedroom 1

11' 11" x 12' 9" max (3.63m x 3.89m max)

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

Bedroom 2

11' 3" $\max x$ 7' 5" plus recess (3.43m $\max x$ 2.26m plus recess)

Double glazed window to the rear, boiler 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 rear.

Loft Space

8' 8" restricted head height x 11' 4" (2.64m restricted head height x 3.45m)

Single glazed velux style window to the rear and a radiator.

Loft Space

8' 10" x 12' 9" max (2.69m x 3.89m max) Radiator.

Rear Garden

Concrete rear yard with wall surround.





Welcome to

Morpeth Street, Hull

- 2 Bedroom Mid-Terraced Property
- Close To Hull Royal Infirmary And Local Amenities
- Two Fully Boarded Loft Spaces
- Low Maintenance Exterior
- Convenient Access To The City Centre

Tenure: Freehold EPC Rating: E

offers in excess of

£80,000

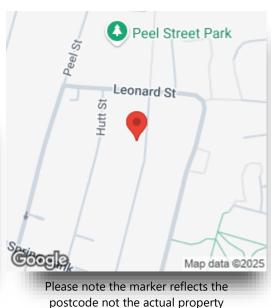
Directions to this property:

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









view this property online williamhbrown.co.uk/Property/NEA119501



Property Ref: NEA119501 - 0004 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.





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