









# welcome to

# **Redbourne Street, Hull**

Situated in this ever popular location, the property is close to various amenities and has easy access to the Clive Sullivan way leading to the A63.













We are absolutely delighted to present to the market, this stunningly presented property. Appealing to first time buyers, families and investors alike, the property will not disappoint. This light and airy home comprises of an entrance hallway with large storage cupboard, a family lounge, a dining kitchen fitted with an array of modern wall and base units with space for appliances, and a bathroom fitted with a contemporary white suite.

The first floor boasts a landing with further storage, and three generous family bedrooms.

The exterior of the property benefits from a front and rear garden both laid to lawn with timber fencing to boundaries.

Early viewings are highly recommended to avoid the disappointment of missing out on this amazing home

### **Entrance Hall**

Double glazed entrance door to the side, double glazed window to the side, storage cupboard, radiator and stairs to the first floor.

# Lounge

15' 6" max x 10' (4.72m max x 3.05m)

Double glazed window to the rear and a radiator.

# Kitchen/ Diner

15' 8" max x 9' 6" max into access recess ( 4.78m max x 2.90m max into access recess )

Fitted kitchen with a range of wall and base units, work surfaces, space for cooker, space for fridge freezer, sink and drainer, plumbing for an automatic washing machine, boiler, radiator, two double glazed windows to the rear and double glazed door to the rear.

#### **Bathroom**

Bathroom with bath with mixer taps, low level W/C, pedestal wash hand basin, radiator, spotlights and double glazed window to the front.

# Landing

Double glazed window to the front and a storage cupboard.

## **Bedroom 1**

13' 10" x 9' 3" ( 4.22m x 2.82m )

Two double glazed windows to the rear, radiator and access to the loft.

#### Bedroom 2

12' x 9' 3" ( 3.66m x 2.82m )

Double glazed window to the rear and a radiator.

### **Bedroom 3**

11' to front of wardrobes x 6' ( 3.35m to front of wardrobes x 1.83m )

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

### **Front Garden**

Lawned front garden with timber fence surround.

### Rear Garden

Lawned rear garden with pathway and timber fence and gate surround.





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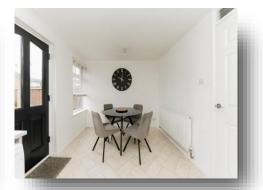
# Redbourne Street, Hull

- Beautifully presented throughout
- Close to amenities
- Dining kitchen
- Generous rear garden

Tenure: Freehold EPC Rating: D

£100,000



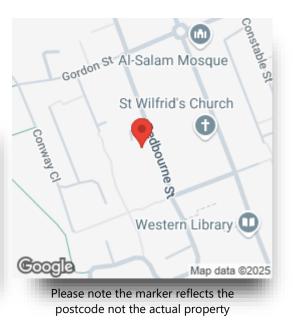


directions to this property:

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/NEA119544



Property Ref: NEA119544 - 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 quidance 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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