









# welcome to

# **St. Matthew Street, Hull**

Situated in this convenient location, this property is the close to local amenities and is perfect for an investor or first time buyer with easy access to the city centre













#### **Entrance Hall**

Double glazed entrance door to the front and a radiator.

## Lounge

15' 5" x 11' 6" ( 4.70m x 3.51m ) Double glazed bay window to the

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

# **Dining Room**

12' 4" x 11' 9" ( 3.76m x 3.58m )

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

#### Kitchen

14' 5" x 9' 5" ( 4.39m x 2.87m )

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink, space for appliances, double glazed window to the side and double glazed door to the rear.

## Landing

Split level landing.

## **Bedroom 1**

15' 2" x 12' 6" ( 4.62m x 3.81m )

Two double glazed windows to the front and a radiator.

## **Bedroom 2**

12' 5" x 9' 9" ( 3.78m x 2.97m )

Double glazed window to the rear and a radiator.

## **Bedroom 3**

9' 5" x 8' 5" ( 2.87m x 2.57m )

Double glazed window to the rear and a radiator.

#### **Shower Room**

Shower room with walk in shower, low level W/C, pedestal wash hand basin, radiator and double glazed window to the side.

#### **Front Garden**

Low maintenance front yard laid to concrete.

#### Rear Garden

The rear garden is laid to lawn, with patio area, shed and fence surround.





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# St. Matthew Street, Hull

- Sold with tenants in situ or vacant
- · Bags of potential
- Close to amenities
- Bus routes to the city centre
- Convenient location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

## directions to this property:

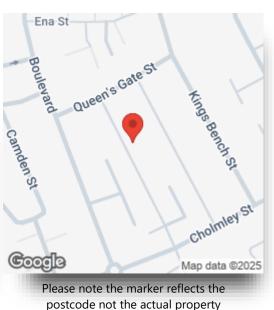
See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.

# £110,000









view this property online williamhbrown.co.uk/Property/NEA119702



Property Ref: NEA119702 - 0006 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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