



Kings Court Wright Street, Hull HU2 8JR

welcome to

Kings Court Wright Street, Hull

Situated in this highly sought after location, this ground floor flat offers city centre living with convenient secure parking



Entrance Hall

With a storage cupboard and door to the front

Open Plan Lounge And Kitchen

22' 8" max x 15' 8" (6.91m max x 4.78m)

With a fitted kitchen featuring wall and base units, work surfaces, a stainless steel sink and drainer unit, electric cooker, oven and a cooker hood in the kitchen area and a radiator in the lounge area and two double glazed windows to the front

Bathroom

With a W/C, wash hand basin, bath with a shower over, storage cupboard and a radiator.

Bedroom 1

14' 3" x 9' 5" (4.34m x 2.87m)

With a radiator, access to the en suite and a double glazed window.

En Suite

With a W/C, wash hand basin and a walk in shower.

Bedroom 2

11' x 7' 5" (3.35m x 2.26m)

With a radiator and a double glazed window to the rear.



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welcome to

Kings Court Wright Street, Hull

- Situated in the city centre
- Secure parking
- Highly sought after location
- Spacious open plan kitchen/lounge area
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Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£85,000

directions to this property:

See below map for property location, for further information on the local area 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:
NEA119774 - 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.

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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