

# Nunnington Close, Hull HU5 3DD



# welcome to

# Nunnington Close, Hull

Situated in this cul-de-sac, this flat is newly renovated and is a two minute walk away from local amenities.













### **Entrance Porch**

With door to the side and stairs leading to first floor apartment

### **Open Plan Lounge And Kitchen**

18' 7" x 15' 9" ( 5.66m x 4.80m ) With an electric log burner style fire, radiator and window to the front in the lounge area and a fitted kitchen with base units, contrasting work tops, stainless steel sink and drainer unit, electric cooker, cooker hood, space for a fridge, plumbing for a washing machine and the boiler unit in the kitchen area.

#### Landing

With a storage cupboard

#### Bedroom 1

11' 1" x 10' 8" ( 3.38m x 3.25m ) With a radiator and window to the front.

#### Bedroom 2

 $8^{\prime}$  1" x 6' 3" ( 2.46m x 1.91m ) With a radiator and window to the side.





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# Nunnington Close, Hull

- 2 Bedroom first floor flat
- Local amenities
- Convenient location

Tenure: Freehold EPC Rating: C Council Tax Band: A

# offers over **£110,000**

## directions to this property:

See map below for property location, for further information on the general area please contact the residential sales team on: 01482 447748





# view this property online williamhbrown.co.uk/Property/NEA119812



Property Ref: NEA119812 - 0002 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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# william h brown



01482 447748

Google

Ella St

Salisbury

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Salisbury

Please note the marker reflects the

postcode not the actual property

Victoria Ave

Ella St

Map data ©2025



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