





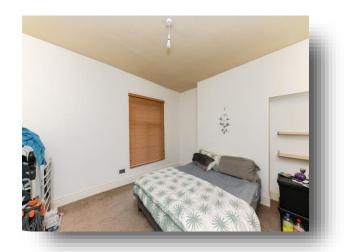




# welcome to

# **Acland Street, HULL**

Situated in this convenient location, this 2 bedroom property is close to local amenities and is an ideal opportunity for first time buyers













#### **Entrance Hall**

With a radiator, stairs to upper floor and a door to the front.

### Lounge

11' 8" max x 10' 10" plus recess ( 3.56m max x 3.30m plus recess )

With a feature fireplace, a radiator and a double glazed front bay window.

## **Dining Room**

13' 2" x 10' 10" ( 4.01m x 3.30m )

With a feature gas fire place, a radiator and a window to the rear.

### Kitchen

9' 7" x 8' 10" ( 2.92m x 2.69m )

With a fitted kitchen with a range of wall and base units, work surfaces and a sink and drainer unit, a gas cooker, electric oven, cooker hood, plumbing for a washing machine, space for a fridge freezer, a boiler, double glazed window to the side and a double glazed door to the rear.

## Landing

With a storage cupboard and access to the loft.

### **Bedroom 1**

14' 3" x 11' 8" ( 4.34m x 3.56m )

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

### **Bedroom 2**

13' 3" x 8' 7" ( 4.04m x 2.62m )

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

#### **Bathroom**

With a W/C, wash hand basin, bath with shower over, ladder radiator, extractor fan and a double glazed window to the rear.

#### **Front Garden**

With a brick wall surround and a concrete path.





# welcome to **Acland Street, HULL**

- 2 bedroom house
- Close to local amenities
- Ideal for first time buyers
- Easy routes into city centre

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£100,000





directions to this property:

on: 01482 447748.

See below map for property location, for more information of

the local area please contact your local residential sales team





Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/NEA119787



Property Ref: NEA119787 - 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 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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