





welcome to

Lonsdale Street, Hull

Situated in this ever popular location, this 3 bedroom mid terrace property is ideal for investment and it is walking distance of local amenities and Hull Royal Infirmary.













Entrance Hall

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

Lounge

11' 8" max x 13' 7" max (3.56m max x 4.14m max) With a radiator and a double glazed bay window to the front.

Dining Room

12' 2" $\max x$ 9' 8" \max (3.71m $\max x$ 2.95m \max) With a radiator and a double glazed window to the rear.

Kitchen

13' 1" max x 9' max (3.99m max x 2.74m max) With a fitted kitchen, wall and base units, work surfaces, stainless steel sink and drainer unit, space an oven, space for a fridge freezer, a radiator and double glazed windows to the side.

Utility Room

5' 4" x 5' 1" (1.63m x 1.55m) With plumbing for a washing machine and shelving.

W/C

Ground floor toilet

Landing

With a storage cupboard and access to the loft.

Bedroom 1

16' 9" \max x 10' 10" \max (5.11m \max x 3.30m \max) With a storage cupboard, a radiator and a double glazed windows to the front.

Bedroom 2

12' 2" $\max x$ 11' 5" $\max (3.71 \text{m} \max x 3.48 \text{m} \max)$ With a fireplace, shelving, a radiator and a double glazed window to the rear.

Bedroom 3

8' 11" $\max x$ 7' $\max (2.72m \max x 2.13m \max)$ With a boiler unit and a double glazed window to the rear.

Bathroom

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

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With a W/C, wash hand basin, a bath with shower over and a double glazed window to the side.

Front Garden

with a path, a wooden fence surround and a gate leading to the rear.

Rear Garden

A yard style garden.





welcome to

Lonsdale Street, Hull

- Highly convenient location
- Close to Hull Royal Infirmary
- Minutes away from local amenities
- First time buyer/ investment opportunity
- 3 Bedroom House

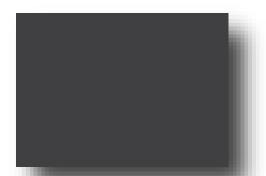
Tenure: Freehold EPC Rating: D

Council Tax Band: A

directions to this property:

Please see the map below for property location, for more information on the local area please contact your local residential team on: 01482 447748.

£80,000









Please note the marker reflects the postcode not the actual property

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Property Ref: NEA119850 - 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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