





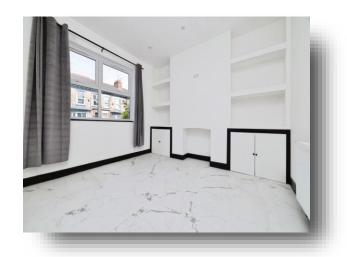


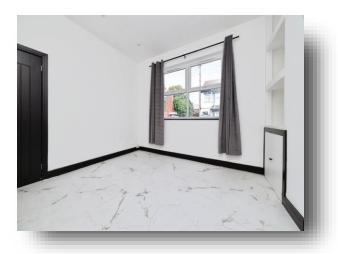


## welcome to

# **Washington Street, Hull**

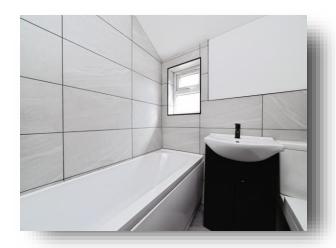
Situated off Beverley Road in Hull, this newly refurbished 4 bedroom end terrace property is in a conveniently placed location and has easy bus routed into the city centre.

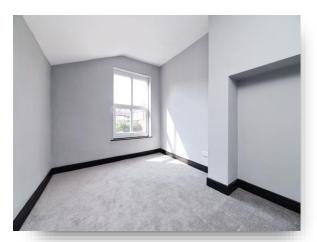












### **Entrance Hall**

With a door to the front, stairs leading to the upper floor and a storage cupboard under the stairs.

### Lounge

12' 8"  $\max$  x 11' 6"  $\max$  ( 3.86m  $\max$  x 3.51m  $\max$  ) A spacious living area with a radiator and a double glazed window to the front.

### **Dining Room**

10' 10" max x 12' 11" max ( 3.30m max x 3.94m max ) With a radiator and a double glazed window to the rear.

### Kitchen

18' 3" x 8' 4" ( 5.56m x 2.54m )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, an electric hob, an electric oven, a cooker hood, space for a fridge freezer, plumbing for a washing machine, a comb boiler, 2 double glazed windows to the side and a double glazed door to the rear.

### Landing

A split landing leading to all bedrooms, bathroom and has access to the loft.

### **Bedroom 1**

12' 2"  $\max x$  8' 5"  $\max$  ( 3.71m  $\max x$  2.57m  $\max$  ) With a radiator and a double glazed window to the rear.

### **Bedroom 2**

11' 5"  $\max x$  7' 7"  $\max$  ( 3.48m  $\max x$  2.31m  $\max$  ) With a radiator and a double glazed window to the front.

### **Bedroom 3**

11' 6"  $\times$  8' 9" (  $3.51m \times 2.67m$  ) With a radiator and a double glazed window to the front.

### **Bedroom 4**

10' 11" max x 13' max ( 3.33m max x 3.96m max ) With a storage cupboard, a radiator and a double glazed window to the rear.

### **Bathroom**

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

### **Front Garden**

A path leading to the front door and a brick wall surround.

### **Rear Garden**

A blocked paved patio and path, a lawned area, a brick wall, a wooden fence and a wooden gate leading to the alleyway.





# welcome to Washington Street, Hull

- Newly modernised
- Close to local amenities
- Easy bus routes to city centre
- Convenient location

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in excess of

£160,000





directions to this property:

01482 447748.

See below map for property location, for more information of

the local area please contact the residential sales team on:



# Grafton St. Washington Washington Washington Map data ©2025 Please note the marker reflects the

postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA119754



Property Ref: NEA119754 - 0003 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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