









welcome to

Glencoe Street, Hull

Situated in this convenient location, this newly renovated 3-bedroom property is ideal for first time buyers and is close to local amenities and has easy bus routes into the city centre.













Entrance Porch

Leading into the entrance hall.

Entrance Hall

Leading from the porch, the entrance hall has stairs leading to the upper floor and a door leading to the lounge and dining area.

Lounge

10' 7" x 10' 4" (3.23m x 3.15m)

A large living area that opens up to the dining room, it houses a feature gas fireplace with surround, a radiator and a double glazed bay window to the front.

Dining Room

11' 1" x 10' 7" (3.38m x 3.23m)

With a feature fireplace with surround and a double glazed window to the rear.

Kitchen

22' 6" x 9' 1" (6.86m x 2.77m)

A large open kitchen/ dining area with a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, space for a oven, space for a fridge freezer, plumbing for a washing machine, a built in storage area, a radiator, a double glazed window to the rear, a large double glazed bay window to the rear and access to the downstairs W/C.

Back Hall

Leading on from the kitchen this room has access to the ground floor W/C and has a door leading to the rear garden.

Ground Floor W/C

With a W/C.

Landing

A split style landing leading to the bedrooms and bathroom.

Bedroom 1

13' 11" x 13' (4.24m x 3.96m)

A good sized bedroom with a storage cupboard, a radiator and a double glazed bay window to the front.

Bedroom 2

11' 1" x 7' 5" (3.38m x 2.26m)

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

Bedroom 3

13' 8" x 9' (4.17m x 2.74m)

A good sized bedroom with a cupboard housing the boiler unit and a double glazed window to the rear.

Bathroom

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

Front Garden

With a brick wall and wrought iron fence surround.

Rear Garden

With a wooden fence, a brick wall and a wooden gate.





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- No chain
- Convenient location
- Close to local amenities
- Ideal for first time buyers
- Easy bus routes to city centre

Tenure: Freehold EPC Rating: E

Council Tax Band: A

directions to this property:

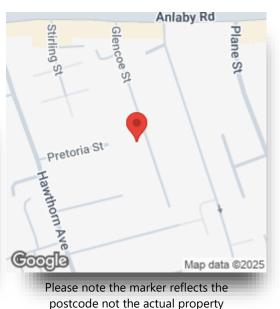
See below map for property location, for more information of the local area please contact the residential sales team on: 01482 447748

£120,000









view this property online williamhbrown.co.uk/Property/NEA119827



Property Ref: NEA119827 - 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.





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