







welcome to

Sharp Street, Hull

Situated off Newland Avenue, this 3 bedroom mid terrace property is an ideal opportunity for first time buyers or investors and is close to local amenities.













Entrance Hall

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

Lounge

10' 8" x 11' 1" (3.25m x 3.38m)

A open space with a radiator and double glazed bay window to the front.

Dining Room

10' 11" x 11' 6" (3.33m x 3.51m)

With a storage cupboard, a radiator and a double glazed window to the rear.

Kitchen

8' 11" x 7' 6" (2.72m x 2.29m)

With a stylish fitted kitchen with wall and base units, complementing work surfaces. tile splash back, a sink and drainer unit, space for a cooker, space for a fridge freezer, a ladder radiator, a boiler unit and a window to the side.

Utility

10' 8" x 8' 4" (3.25m x 2.54m)

A room leading from the kitchen with plumbing for a washing machine, space for a dryer and a door leading to the rear garden.

Ground Floor W/C

With a W/C and a wash hand basin.

Bedroom 1

15' 4" max x 11' 2" max (4.67m max x 3.40m max) A spacious bedroom with a radiator and a double glazed window to the front.

Bedroom 2

9' 8" max x 6' 11" max (2.95m max x 2.11m max) With a radiator and a double glazed window to the rear.

Bedroom 3

8' 11" x 7' 8" (2.72m x 2.34m)

With a radiator 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 radiator.

Loft Space

Fully boarded loft area with electric running to the area, a light and a double glazed sky light.

Rear Garden

With a path, a lawned area, a wooden fence surround and access to the ally way.





welcome to

Sharp Street, Hull

- Guide Price £120,000 £130,000
- Close to local amenities
- Large rear garden
- Upstairs bathroom
- Convenient location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£120,000







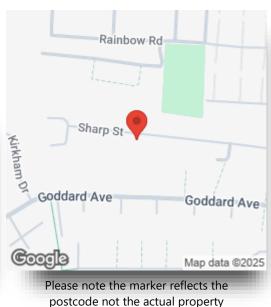
directions to this property:

on: 01482 447748

See below map for property location, for further information on

the local area please contact your local residential sales team





view this property online williamhbrown.co.uk/Property/NEA119981



Property Ref: NEA119981 - 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 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.





01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.