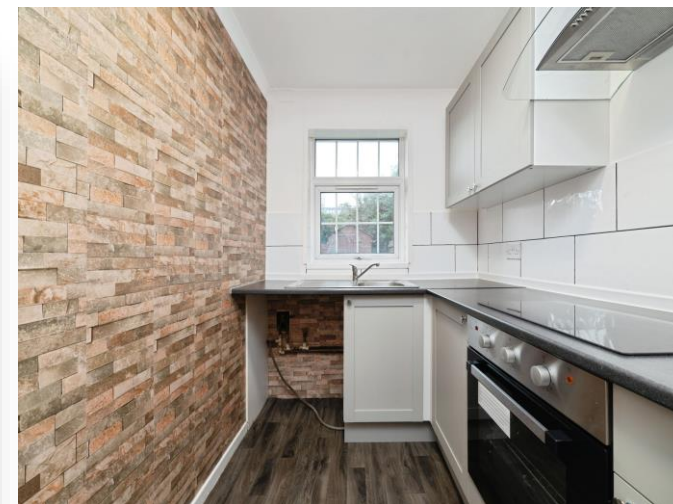




Londesborough Street, Hull HU3 1DR

welcome to

Londesborough Street, Hull

Spacious two-bedroom middle house in an established location with a freshly renovated kitchen and bathroom, offered with no chain and vacant possession. Ready to move into, with enclosed front and rear gardens.



Entrance Hall

With a door from the front garden leading into the house, there is a window to the side, 2 storage cupboards and access to the living area.

Lounge

14' 3" x 12' 1" (4.34m x 3.68m)

A spacious living area with access to the kitchen, access to the stairs leading to the upper floor, 2 windows to the rear and a door leading to the rear garden.

Kitchen

9' 1" x 5' 9" (2.77m x 1.75m)

Housing a fitted kitchen with a range of wall and base units, complementing work surfaces, a stainless steal sink and drainer unit, a integrated electric hob, a integrated oven, a cooker hood, plumbing for a washing machine, space for a fridge freezer and a window to the rear.

Landing

With a storage cupboard, a window to the front and access to the bathroom and 2 bedrooms.

Bedroom One

13' 7" maximum x 8' 3" (4.14m maximum x 2.51m)

A spacious main bedroom with a window to the rear.

Bedroom Two

9' 2" x 6' 7" (2.79m x 2.01m)

With access to the loft and a window to the rear.

Bathroom

A modern bathroom with a W/C, a wash hand basin, a bath with a shower over and a window to the front.

Outside

The front garden is enclosed with a lawn and paved finish. The enclosed rear garden has a further paved area and lawn with fenced surrounds. Rear pedestrian access.



view this property online williamhbrown.co.uk/Property/NEA119978



welcome to

Londesborough Street, Hull

- Spacious middle house in an established residential location
- Ideal for a variety of purchasers
- Easy access to city centre, transport interchange, and KCOM Stadium
- Offered with no forward chain and immediate vacant possession
- Enclosed front and rear gardens; presented in ready to move into condition

Tenure: Freehold EPC Rating: C
Council Tax Band: A

directions to this property:

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA119978



Property Ref:
NEA119978 - 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.

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.



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



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



williamhbrown.co.uk