









welcome to

Sykes Street, Hull

Situated on Sykes Street, this 3 bedroom flat has an array of local amenities and has bags of potential.













Entrance Hall

With a door leading into the property, a storage cupboard, and access to the lounge, bedrooms and bathroom.

Lounge

13' 5" x 12' 6" (4.09m x 3.81m)

A spacious living area with a gas heater, a radiator and a double glazed window to the front.

Kitchen

9' 11" x 4' 10" (3.02m x 1.47m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, space for a cooker, a cooker hood, space for a fridge freezer, plumbing for a washing machine and two double glazed windows.

Bedroom 1

10' 1" plus recess x 9' 4" (3.07m plus recess x 2.84m) With a radiator and a double glazed window to the front.

Bedroom 2

8' 10" x 9' 4" plus recess (2.69m x 2.84m plus recess) With a radiator and a double glazed window to the rear.

Bedroom 3

8' 8" x 7' 5" (2.64m x 2.26m)

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

Bathroom

With a wash hand basin and a bath with mixer tap.

W/C

With a W/C and a radiator.





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- City Controlliving

- City Centre living
- Close to local amenities
- Convenient location
- Excellent transport links

Tenure: Leasehold EPC Rating: Awaited Council Tax Band: A Service Charge: 400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Jul 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

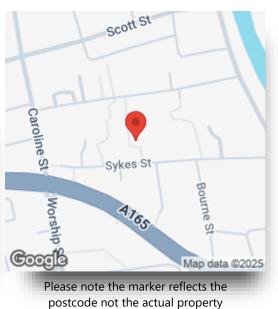
See below map for property location, for more information on the local area please contact your local residential sales team on: 01482 447748.

£75,000









view this property online williamhbrown.co.uk/Property/NEA120080



Property Ref: NEA120080 - 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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