









# welcome to

# Raglan Street, Hull

Situated off Newland Avenue, this 2 bedroom mid terrace property has been fully refurbished and is close to local amenities.













#### **Entrance Hall**

With a door to the front leading into the property, a radiator, stairs leading to the upper floor and access to the lounge and dining area.

#### **Open Plan Lounge/ Dining Room**

25' 3" x 13' 9" ( 7.70m x 4.19m )

A spacious area with two radiators, a storage cupboard under the stairs, access to the kitchen and a double glazed bay window to the front.

#### **Kitchen**

11' 1" x 8' 6" ( 3.38m x 2.59m )

Housing a fitted kitchen with a range of wall and base units, contrasting work surfaces, a stainless steal sink and drainer unit, an integrated electric hob, an integrated electric oven, a cooker hood, plumbing for a washing machine, space for appliances and access to the back hall.

#### **Back Hall**

With access to the ground floor W/C, the conservatory and a door leading to the rear garden.

#### **Ground Floor W/C**

With a W/C

### Conservatory

6' 1" x 7' 4" ( 1.85m x 2.24m )

A great space with french style doors leading to the rear garden.

#### **Bedroom 1**

15' 8" x 11' 1" ( 4.78m x 3.38m )

A spacious main bedroom with a radiator and two double glazed windows to the front.

#### **Bedroom 2**

9' 1" x 11' 11" ( 2.77m x 3.63m )

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

#### **Bathroom**

A modern bathroom with a W/C, a wash hand basin, a bath, a walk in shower, a tall radiator and a double glazed window to the rear.

#### **Rear Garden**

With a gravel area, a paved area, a decked area and a wooden fence.





## welcome to

# Raglan Street, Hull

- Close to local amenities
- Full refurbished property
- Convenient location
- Ideal first time buyer property

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£130,000





directions to this property:

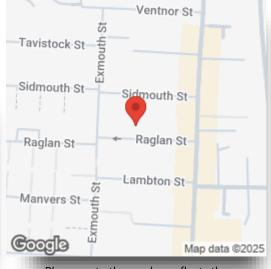
on: 01482 447748.

See below map for property location, for more information on

the local area please contact your local residential sales team







Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/NEA120083



Property Ref: NEA120083 - 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.





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