





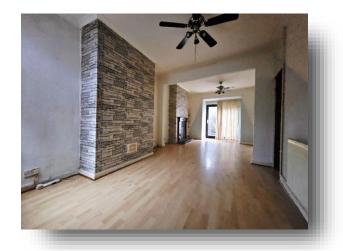




welcome to

Fern Grove Folkestone Street, Hull

Situated in this ever popular location, the property is available with no chain and has fantastic transport links to the City centre.













Open Plan Lounge/ Dining Room

25' 4" x 14' 5" (7.72m x 4.39m)

With a feature fireplace and surround, two radiators, patio doors to the front, a double glazed window to the rear and access to the kitchen.

Kitchen

11' 5" x 6' 11" (3.48m x 2.11m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, space for a fridge freezer, plumbing for a washing machine, access to the bathroom, a double glazed window to the side and a door leading to the rear garden.

Ground Floor Bathroom

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

Bedroom 1

14' 5" x 9' 4" (4.39m x 2.84m)

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

Bedroom 2

7' 11" x 12' 2" (2.41m x 3.71m)

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

Front Garden

With a path leading to the front door, a gravel area, a wrought iron fence and gate and a wooden fence.

Rear Garden

A low maintenance garden.





welcome to

Fern Grove Folkestone Street, Hull

- Vacant possession
- No chain
- Excellent first time buyer opportunity / investment
- Low maintenance rear yard

Tenure: Freehold EPC Rating: D

Council Tax Band: A

directions to this property:

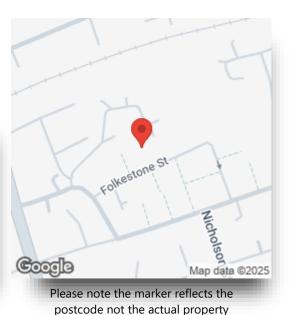
See below map for property location, for more information on the local area, please contact your local residential sales team on: 01482 447748.

£80,000









view this property online williamhbrown.co.uk/Property/NEA120200



Property Ref: NEA120200 - 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 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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