



Dundee Street, Hull HU5 3TX

Welcome to

Dundee Street, Hull

William H Brown are delighted to market this 3 bedroom mid terraced property just off the bustling Chanterlands Avenue. This property is perfect for first time buyers and growing families, this is a must see!



Entrance Hall

Double glazed entrance door to the front, understairs cupboard and a radiator.

Lounge

13' 10" into bay x 11' 7" max (4.22m into bay x 3.53m max)
Double glazed bay window to the front, feature fire surround with electric fire and a radiator.

Dining Room

11' 3" x 11' plus cupboard (3.43m x 3.35m plus cupboard)
Double glazed window to the rear, recess storage and a radiator.

Kitchen

8' 10" x 7' 8" (2.69m x 2.34m)
Fitted kitchen with a range of wall and base units, work surfaces, cooker point, anthracite style sink, plumbing for an automatic washing machine, radiator, double glazed window to the side, double glazed window to the rear and double glazed door to the rear.

Bathroom

Bathroom with panelled bath with shower over, low level W/C, vanity wash hand basin, radiator and double glazed window to the rear.

Landing

Access to the loft.

Bedroom 1

13' 7" max x 10' 11" plus wardrobe (4.14m max x 3.33m plus wardrobe)
Double glazed bay window to the front, two built in wardrobes and a radiator.

Walk In Wardrobe

Double glazed window to the front.

Bedroom 2

11' 9" x 8' 9" max (3.58m x 2.67m max)
Double glazed window to the rear, built in wardrobe and a radiator.

Bedroom 3

7' 10" x 8' 7" (2.39m x 2.62m)
Double glazed window to the rear, boiler and a radiator.

Front Garden

Concrete pavement, gravelled area and wall surround.

Rear Garden

Concrete yard and pavement, paved patio, gated tenfoot and off street parking to the rear.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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Welcome to

Dundee Street, Hull

- 3 Bedroom Mid Terraced Property
- 2 Reception Rooms
- Requires A Degree Of Updating
- Off Street Parking To The Rear
- No Chain

Tenure: Freehold EPC Rating: D

offers over

£100,000

Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA118953 - 0008

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.



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