



Holland Street, Hull, HU9 2JB

Welcome to

Holland Street, Hull

This extended traditional end house is ideal as a first investment property or addition to an existing portfolio as this property is to be sold with the tenant in situ.



Entrance Porch

Entrance Hall

Lounge-Diner: 23' 8" x 11' 9" extending to 15' 5" including the stairs (7.21m x 3.58m extending to 4.70m including the stairs)

Kitchen: 10' 5" x 8' (3.17m x 2.44m)

Lobby

Bathroom

Landing

Bedroom One: 14' 3" plus recess x 11' 4" (4.34m plus recess x 3.45m)

Bedroom Two: 11' 7" x 8' 8" plus recess (3.53m x 2.64m plus recess)

Exterior:

Rear Yard

Agents Note

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Holland Street, Hull

- TO BE SOLD WITH TENANT IN SITU
- EXTENDED TWO BEDROOM END HOUSE
- HIGHLY CONVENIENT EAST HULL LOCATION
- EXCELLENT ADDITION TO PORTFOLIO
- COUNCIL TAX BAND: A

Tenure: Freehold EPC Rating: D

offers over

£60,000



view this property online williamhbrown.co.uk/Property/HDR120827



Property Ref:
HDR120827 - 0010

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.

Directions to this property:

See below map for further information or call the Holderness Road branch on 01482 327913.



Please note the marker reflects the postcode not the actual property



william h brown



01482 327913



HoldernessRd@williamhbrown.co.uk



358-360 Holderness Road, HULL, East Yorkshire, HU9 3DQ



williamhbrown.co.uk