

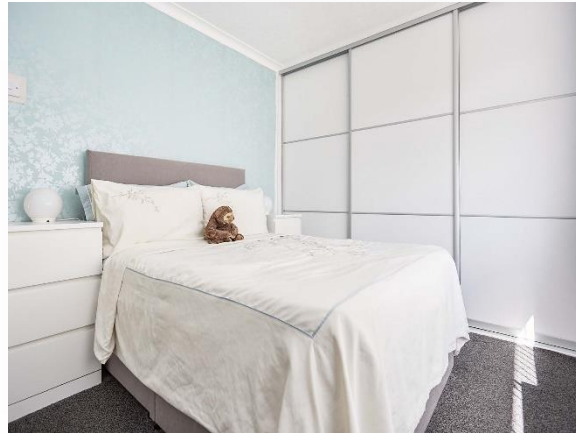


Dunscombe Park, Hull, HU8 7TQ

Welcome to

Duncombe Park, Hull

Rarely available bungalow presented in beautiful condition and standing on feature well stocked gardens within this highly regarded cul de sac position.





Entrance Hall

Kitchen

10' 6" x 7' 10" (3.20m x 2.39m)

Dining Area

12' 9" max x 6' 3" (3.89m max x 1.91m)

Lounge

13' 5" x 9' 6" into recess (4.09m x 2.90m into recess)

Bedroom One

16' 10" plus wardrobes x 9' 7" (5.13m plus wardrobes x 2.92m)

Inner Hall

Bedroom Two

11' 2" x 8' (3.40m x 2.44m)

Bathroom

Front Garden

Rear Garden

Brick Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

Duncombe Park, Hull

- BEAUTIFULLY PRESENTED BUNGALOW
- LOVELY CUL DE SAC POSITION
- PRESENTED TO A HIGH STANDARD
- MUST BE VIEWED TO BE APPRECIATED
- COUNCIL TAX BAND: C

Tenure: Freehold EPC Rating: D

offers over

£175,000

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

view this property online williamhbrown.co.uk/Property/HDR120459



Property Ref:
HDR120459 - 0011

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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