



Holderness Road, Hull, HU9 4AH

Welcome to

Holderness Road, Hull

William H. Brown is delighted to market this enchanting three-bedroom Hull property with potential for a detached garage conversion. Don't miss out on this unique opportunity!





Ground Floor



First Floor

Lounge

28' 1" x 11' 6" (8.56m x 3.51m)

Dining Room

13' 2" x 11' 9" (4.01m x 3.58m)

Kitchen

15' 5" x 9' 10" (4.70m x 3.00m)

Bedroom 1

15' 1" x 15' 2" (4.60m x 4.62m)

Bedroom 2

12' 6" x 9' 4" (3.81m x 2.84m)

Bedroom 3

10' 1" x 8' 6" (3.07m x 2.59m)

Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

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.

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- **Spacious Living Area:** Step inside the front door to find a generous lounge area that provides a welcoming atmosphere for you and your loved ones. The lounge seamlessly extends into a rear dining area
- **Modern Kitchen:** The well-appointed kitchen is the heart of this home, featuring contemporary fittings and ample storage space for all your culinary needs. Preparing meals here will be a breeze.
- **Comfortable Bedrooms:** Upstairs, you'll find three cosy bedrooms. The bedrooms offer a comfortable retreat at the end of a long day, providing privacy and relaxation.
- **Family Bathroom:** The property includes a bright and modern bathroom, complete with essential amenities to cater to your family's needs.
- **Extensive Garden:** Step outside to a large garden that stretches out before you, offering the perfect space for outdoor activities, gardening, or simply enjoying the fresh air.

Tenure: Freehold EPC Rating: D

offers over
£230,000



Directions to this property:

For more information please call the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR121425



Property Ref:
HDR121425 - 0007

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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