

Lambwath Villas, Skirlaugh, Hull, HU11 5DS

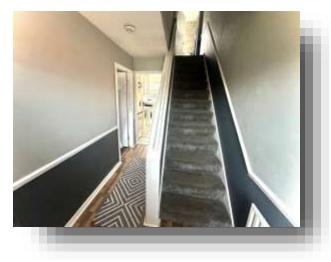


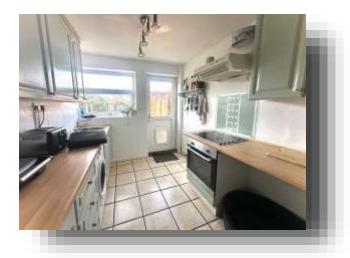
## Welcome to

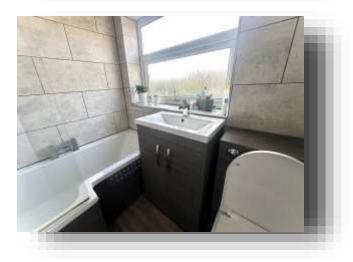
## Lambwath Villas, Skirlaugh, Hull

Welcome to this inviting 3-bedroom mid-terraced family home nestled in Skirlaugh, Hull, HU11. Inside, the home features a spacious living/ dining area designed for modern family living and a well-equipped kitchen. Upstairs, three bedrooms offer ample space with the family bathroom.

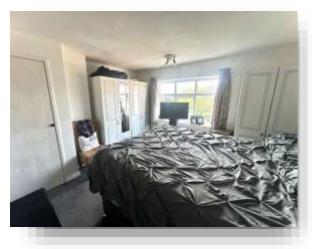














This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Living Area 12' 8" max x 10' 11" max ( 3.86m max x 3.33m max )

**Dining Area** 10' 11" max x 10' 8" max ( 3.33m max x 3.25m max )

#### Kitchen

10' 7" max x 7' 9" max ( 3.23m max x 2.36m max )

#### Bedroom 1

11' 1" max x 7' 9" max ( 3.38m max x 2.36m max )

#### Bedroom 2

12' 4" max x 10' 6" max ( 3.76m max x 3.20m max )

#### Bedroom 3

8' 8" max x 7' 8" max ( 2.64m max x 2.34m max )

#### Bathroom

6' 3" max x 5' 4" max ( 1.91m max x 1.63m max )

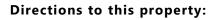
### Welcome to

## Lambwath Villas, Skirlaugh, Hull

- 3 BEDROOMS
- FAMILY HOME
- VILLAGE LOCATION
- GREAT-SIZED REAR GARDEN

Tenure: Freehold EPC Rating: Awaited

# £139,950



For more information please contact the branch on 01482 327913.









Please note the marker reflects the postcode not the actual property



Property Ref: HDR121815 - 0004 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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