



Laburnum Avenue, Garden Village, Hull, HU8 8PH

Welcome to

Laburnum Avenue, Garden Village, Hull

Welcome to Laburnum Avenue, Garden Village, HU8, where this inviting 3-bedroom semi-detached house awaits.

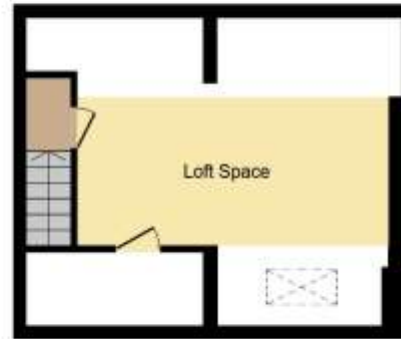




Ground Floor



First Floor



Second Floor

Study

10' max x 8' 9" max (3.05m max x 2.67m max)

Living Room

23' 8" plus bay x 11' 5" plus bay (7.21m plus bay x 3.48m plus bay)

Kitchen

12' 4" max x 9' 9" max (3.76m max x 2.97m max)

Bedroom 1

13' 4" max x 11' 5" max (4.06m max x 3.48m max)

Bedroom 2

10' 2" max x 9' 6" max (3.10m max x 2.90m max)

Bedroom 3

9' 9" max x 8' 9" max (2.97m max x 2.67m max)

Loft Space

17' 5" max x 16' max (5.31m max x 4.88m max)

Bathroom

9' 6" max x 6' 3" max (2.90m max x 1.91m max)

Garage

18' 1" max x 9' 2" max (5.51m max x 2.79m max)

Please Note: The vendors have informed us that there is a possibility that asbestos may be present in the garage. Please enquire for more information.

Please Note: We have been informed that the property lies within a conservation area. This involves a Tree Preservation Order. Please enquire for more information.

Agent's Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

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

Welcome to

Laburnum Avenue, Garden Village, Hull

- GARAGE & OFF STREET PARKING
- SPACIOUS FAMILY HOME
- NO ONWARDS CHAIN
- 3 BEDROOMS + LOFT SPACE

Tenure: Freehold EPC Rating: D

offers over

£220,000

Directions to this property:

For more information please contact the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR121818



Property Ref:
HDR121818 - 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.

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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