



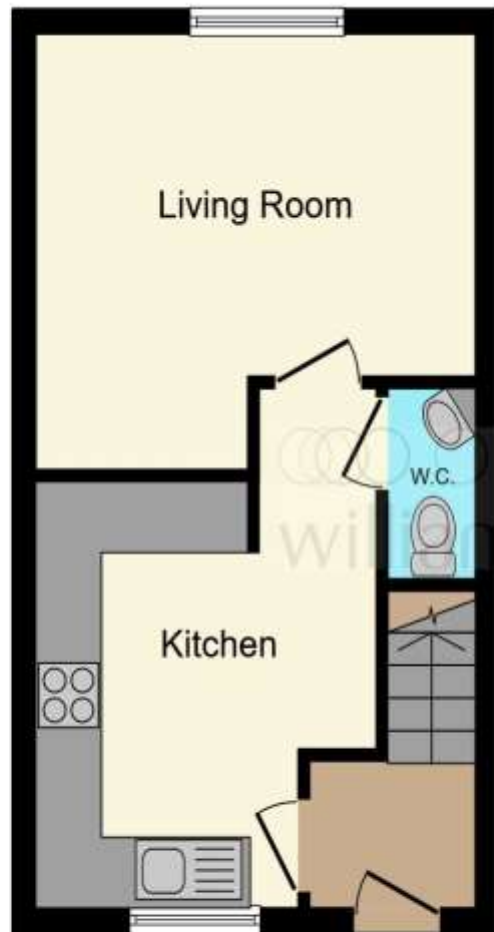
Waudby Way, Hull, HU9 4DG

Welcome to

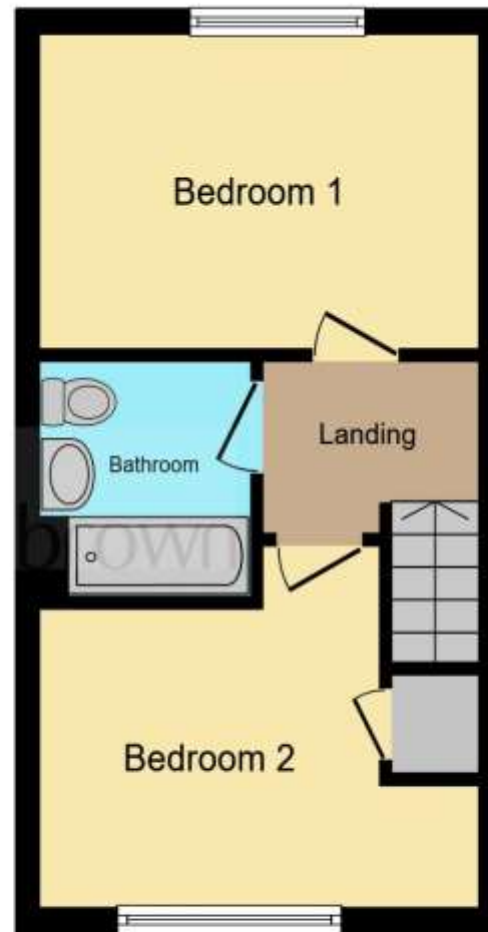
Waudby Way, Hull

William H. Brown proudly presents this charming mid-terraced two-bedroom house on Waudby Way. With its prime location and immaculate condition, this property is ideal for modern living. Don't miss out on the chance to call this delightful house your new home.





Ground Floor



First Floor

Location

Cloakroom

Living Room

13' max x 12' 1" max (3.96m max x 3.68m max)

Kitchen

14' 4" max x 9' 11" max (4.37m max x 3.02m max)

Landing

Bedroom 1

13' 1" max x 10' 1" max (3.99m max x 3.07m max)

Bedroom 2

13' max x 8' 9" max (3.96m max x 2.67m max)

Bathroom

6' 7" max x 6' 4" max (2.01m max x 1.93m max)

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

Waudby Way, Hull

- TWO BEDROOM TERRACED HOUSE
- OFF-ROAD PARKING
- COUNCIL TAX BAND: A
- IMMACULATE CONDITION
- REMAINDER OF NHBC WARRANTY

Tenure: Freehold EPC Rating: B

£150,000

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/HDR121886



Property Ref:
HDR121886 - 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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