



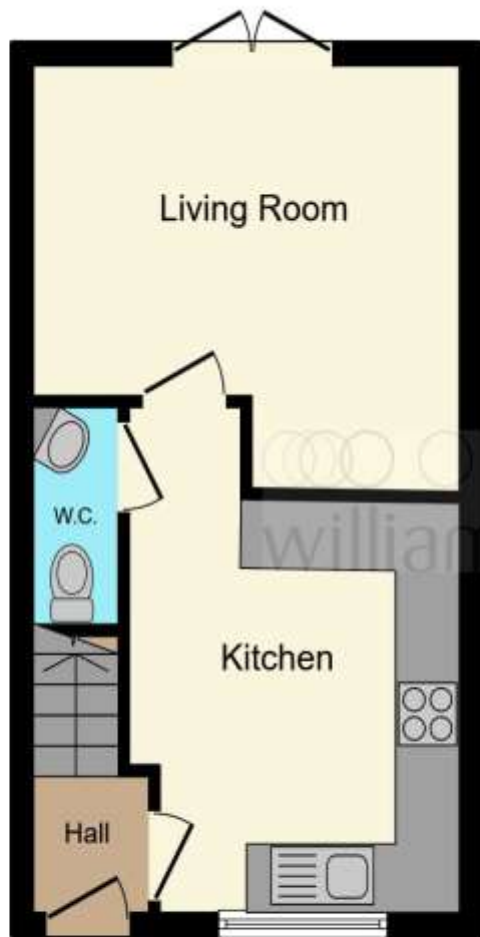
**Waudby Way, Hull, HU9 4DG**

## **Welcome to**

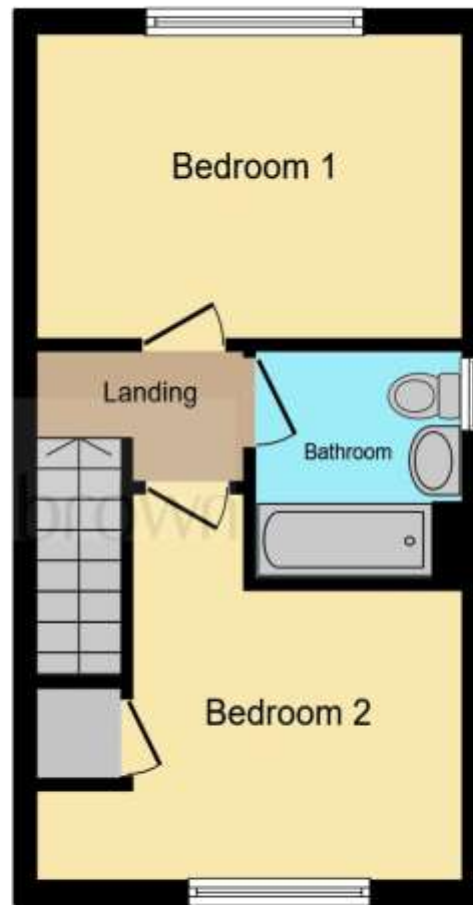
## **Waudby Way, Hull**

William H. Brown are delighted to market this exceptional end-terraced two-bedroom house on Waudby Way. Built by the renowned Keepmoat, this pristine property offers modern living in a prime location. Don't miss the opportunity to make this outstanding house your new home.





**Ground Floor**



**First Floor**

**Location**

**Entrance Hall**

**Living Room**

13' 1" max x 12' 1" max ( 3.99m max x 3.68m max )

**Kitchen**

14' 3" max x 9' 11" max ( 4.34m max x 3.02m max )

**Downstairs Wc**

**Bedroom 1**

13' 2" max x 10' 2" max ( 4.01m max x 3.10m max )

**Bedroom 2**

13' max x 8' 10" max ( 3.96m max x 2.69m max )

**Bathroom**

6' 8" max x 6' 4" max ( 2.03m max x 1.93m max )

**Agent's Note:** Currently, the Vendor's' details do not match the Registered Title at Land Registry. 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](http://www.focalagent.com)

## Welcome to

## Waudby Way, Hull

- THREE BEDROOM END OF TERRACE HOUSE
- IDEAL STARTER HOME / RENTAL INVESTMENT
- COUNCIL TAX BAND: A
- CHAIN FREE
- MOVE IN CONDITION / EXCELLENT CONDITION

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/HDR121887](https://www.williamhbrown.co.uk/Property/HDR121887)



Property Ref:  
HDR121887 - 0003

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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