



Wensleydale, Hull, HU7 6DD

Welcome to

Wensleydale, Hull

William H. Brown is thrilled to introduce this charming semi-detached bungalow in the heart of Wensleydale, Hull. With two bedrooms, garage and low-maintenance rear garden. This is a must see!





Location

Entrance Porch

9' 5" max x 3' 7" max (2.87m max x 1.09m max)

Living Room

14' 11" max x 10' 4" max (4.55m max x 3.15m max)

Kitchen

11' 7" max x 8' 7" max (3.53m max x 2.62m max)

Bedroom 1

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

Bedroom 2

10' 5" max x 8' 10" max (3.17m max x 2.69m max)

Bathroom

6' 6" max x 5' 7" max (1.98m max x 1.70m max)

Agent's Note: We have been made aware that there is asbestos in the garage roof. Please enquire for further 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

Wensleydale, Hull

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- CHAIN FREE / MOVE STRAIGHT IN
- COUNCIL TAX BAND: A
- FRONT & REAR GARDENS
- GARAGE

Tenure: Freehold EPC Rating: D

offers over

£120,000

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/HDR121890



Property Ref:
HDR121890 - 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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