



**Green Island, Bilton, Hull, HU11 4EP**



## Welcome to

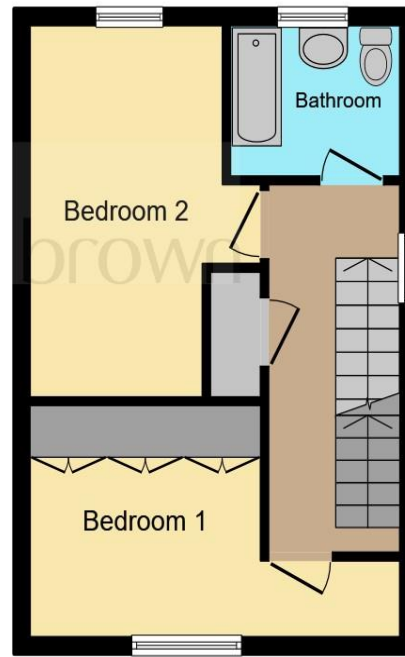
### Green Island, Bilton, Hull

William H. Brown are delighted to market this charming two-bedroom home in Green Island, Bilton, Hull. Featuring an open-plan kitchen, conservatory, and a versatile loft room, this property offers modern living in a peaceful, well-connected suburb with excellent amenities.





**Ground Floor**



**First Floor**

**Location**

**Kitchen**

15' 8" max x 9' 7" max ( 4.78m max x 2.92m max )

**Living Room**

15' 1" max x 12' 11" max ( 4.60m max x 3.94m max )

**Garden Room**

12' 11" max x 10' 7" max ( 3.94m max x 3.23m max )

**Landing**

**Bedroom 1**

15' 4" max x 8' 9" max ( 4.67m max x 2.67m max )

**Bedroom 2**

12' max x 9' 1" max ( 3.66m max x 2.77m max )

**Bathroom**

6' 7" max x 5' 4" max ( 2.01m max x 1.63m max )

**Loft Space**

14' 10" max x 10' 3" max ( 4.52m max x 3.12m max )

**Please Note:**

This property has a shared drive.

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

### Green Island, Bilton, Hull

- TWO BEDROOM SEMI-DETACHED HOUSE
- EXTENDED TO THE REAR & VERSATILE LOFT ROOM
- COUNCIL TAX BAND: B
- OFF-ROAD PARKING & GARAGE
- WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D

offers over

# £160,000

### 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/HDR121969](http://williamhbrown.co.uk/Property/HDR121969)



Property Ref:  
HDR121969 - 0005

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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