



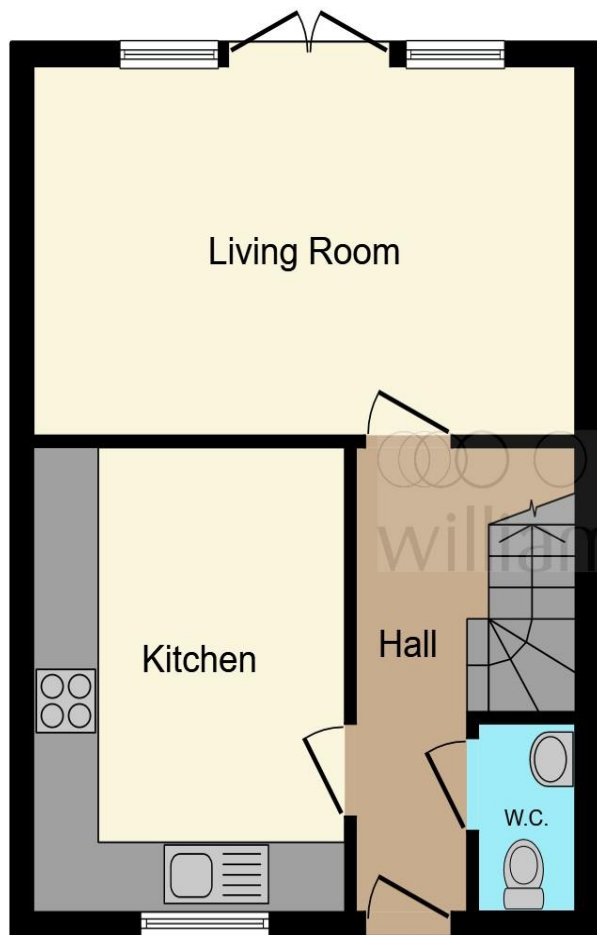
Maybury Road, Hull, HU9 3LB

Welcome to

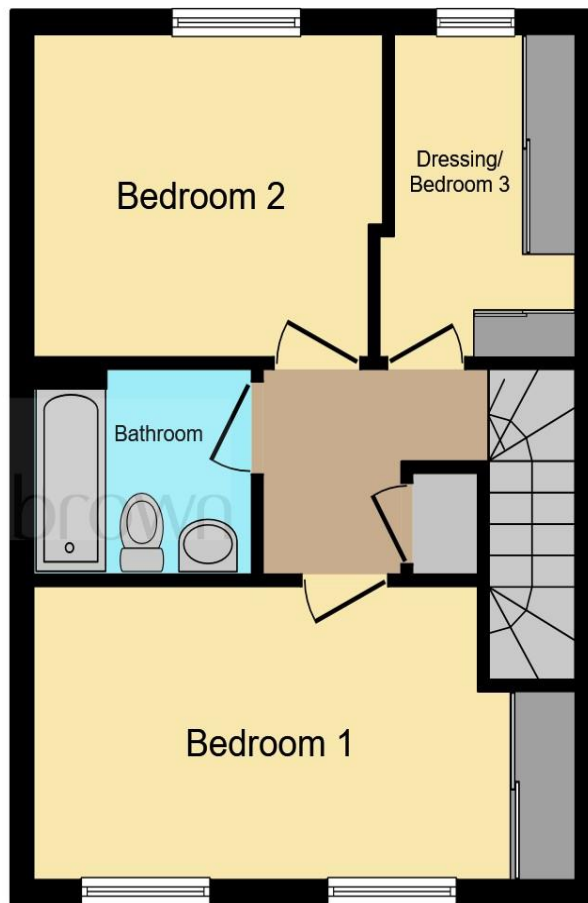
Maybury Road, Hull

*** £5,000 Allowance Towards Deposit*** This modern home has SPACIOUS ROOMS, and a beautifully maintained garden, Garage. CLOSE TO SHOPS, SCHOOLS & EXCELLENT TRANSPORT LINKS. Ideal for First purchase / Rental investment. HIGHLY SOUGHT AFTER LOCATION





Ground Floor



First Floor

Entrance Hall

13' 3" max x 6' 7" max (3.99m max x 2.01m max)

Downstairs Cloakroom

Kitchen

13' 3" max x 9' 5" max (4.04m max x 2.87m max)

Living Room

16' 5" max x 10' 5" max (5.00m max x 3.17m max)

Landing

Bedroom 1

16' 8" max x 8' 7" max (5.08m max x 2.62m max)

Bedroom 2

10' 4" max x 8' 10" max (3.15m max x 2.69m max)

Bedroom 3/Dressing Room

8' 10" max x 6' 1" max (2.69m max x 1.85m max)

Bathroom

6' 7" max x 6' 1" max (2.01m max x 1.85m max)

Please Note: This property has a ground maintenance charge, please enquire for more information.

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

Maybury Road, Hull

- THREE BEDROOM SEMI-DETACHED HOUSE
- IMMACULATE CONDITION THROUGHOUT
- COUNCIL TAX BAND: C
- IDEAL FIRST PURCHASE / RENTAL INVESTMENT
- VENDOR SUITED

Tenure: Freehold EPC Rating: B

guide price

£155,000

Directions to this property:

See below map for property location, and for further information on the local area please contact the Residential Sales Team on 01482 327913



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDR122106](https://www.williamhbrown.co.uk/Property/HDR122106)



Property Ref:
HDR122106 - 0008

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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