

Thornton Dale, New Bridge Road, Hull, HU9 2LT



### Welcome to

### New Bridge Road, Hull

William H. Brown are delighted to market this beautifully presented two-bedroom end-of-terrace home on Thornton Dale, off New Bridge Road. Boasting spacious interiors, modern décor, and well-maintained front and rear gardens, this property is perfect for first-time buyers or downsizers!















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

#### Location

Thornton Dale, located off New Bridge Road in Hull, is a sought-after residential area offering a peaceful and friendly community atmosphere. The location is well-regarded for its accessibility to local amenities, including shops, supermarkets, and eateries, all within a short distance. It provides a perfect balance of convenience and tranquillity, making it an ideal choice for families and professionals alike.

The area benefits from excellent transport links, with bus routes and road networks ensuring easy access to Hull city centre and surrounding areas. Nearby, residents can take advantage of recreational facilities, parks, and open green spaces, ideal for enjoying outdoor activities or leisurely walks. The proximity to schools and childcare options further enhances its appeal for families with children.

New Bridge Road also offers a vibrant mix of local businesses and services, adding to the convenience of daily life. With its welcoming community feel, Thornton Dale is perfectly positioned for those looking to enjoy the benefits of suburban living while staying connected to Hull's thriving city amenities.

#### **Entrance Hall**

#### Living Room

12' 9" max x 11' 5" max ( 3.89m max x 3.48m max )

#### **Dining Room**

11' 6" max x 11' 3" max ( 3.51m max x 3.43m max )

#### Kitchen

11' 6" max x 8' 4" max ( 3.51m max x 2.54m max )

#### Landing

#### **Bedroom 1**

14' 6" max x 11' 5" max ( 4.42m max x 3.48m max )

#### Bedroom 2

11' 2" max x 8' 5" max ( 3.40m max x 2.57m max )

#### **Bathroom**

8' 6" max x 7' 9" max ( 2.59m max x 2.36m max )

### Welcome to

### New Bridge Road, Hull

- TWO BEDROOM END-OF-TERRACE HOUSE
- WELL-PRESENTED THROUGHOUT
- COUNCIL TAX BAND: A
- IDEAL FIRST PURCHASE / RENTAL INVESTMENT
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: E

# £110,000





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Property Ref: HDR122443 - 0002 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.

#### Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 327913.

## e william h brown

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01482 327913

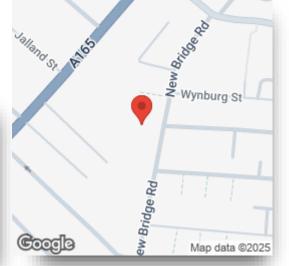


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Please note the marker reflects the postcode not the actual property