



Lambwath Road, Hull, HU8 0HS

Welcome to

Lambwath Road, Hull

William H. Brown are delighted to market this three-bedroom home on Lambwath Road, offered with no onward chain. Featuring off-street parking, a generous rear garden, and great potential throughout, this property is ideal for buyers looking to modernise.



Entrance Hall

Cloakroom

Living Room

13' max x 13' max (3.96m max x 3.96m max)

Dining Room

11' 6" max x 10' 6" max (3.51m max x 3.20m max)

Kitchen

11' 8" max x 7' 10" max (3.56m max x 2.39m max)

Conservatory

17' 11" max x 7' 7" max (5.46m max x 2.31m max)

Landing

Bedroom 1

13' max x 11' 7" max (3.96m max x 3.53m max)

Bedroom 2

11' 6" max x 10' 3" max (3.51m max x 3.12m max)

Bedroom 3

8' 10" max x 7' 11" max (2.69m max x 2.41m max)

Bathroom

7' 10" max x 5' 5" max (2.39m max x 1.65m max)

Front Garden

Rear Garden

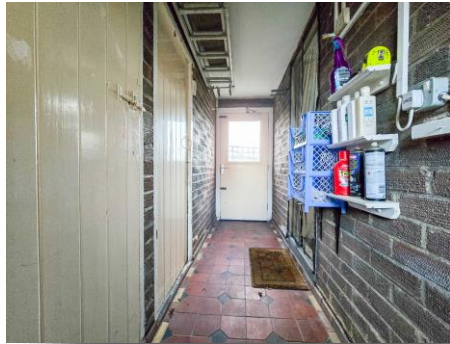
Welcome to

Lambwath Road, Hull

- THREE SPACIOUS BEDROOMS
- SOUGHT-AFTER LAMBWATH ROAD LOCATION CLOSE TO SCHOOLS, SHOPS AND TRANSPORT LINKS
- COUNCIL TAX BAND: B
- GENEROUS REAR GARDEN
- OFF-STREET PARKING

Tenure: Freehold EPC Rating: Awaited

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR122456



Property Ref:
HDR122456 - 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.



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