



Duddon Grove, Hull, HU8 9NX

Welcome to

Duddon Grove, Hull

Immaculate 3 bed- semi detached family home for sale on Duddon Grove, Hull with no onwards chain!



Cloakroom

Lounge

17' 4" max x 15' 4" max (5.28m max x 4.67m max)

Kitchen

12' 9" max x 9' 2" max (3.89m max x 2.79m max)

Utility Room

9' 3" max x 8' 10" max (2.82m max x 2.69m max)

Landing

Bedroom 1

14' 3" max x 10' 8" max (4.34m max x 3.25m max)

Bedroom 2

10' 9" max x 10' 1" max (3.28m max x 3.07m max)

Bedroom 3

10' 9" max x 6' 10" max (3.28m max x 2.08m max)

Bathroom

7' 8" max x 6' 6" max (2.34m max x 1.98m max)

Welcome to

Duddon Grove, Hull

- NO ONWARDS CHAIN
- IMMACULATE THROUGHOUT
- COUNCIL TAX BAND: A
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES
- SPACIOUS 3 BED

Tenure: Freehold EPC Rating: C

fixed price

£140,000

Directions to this property:

See map below for directions. For more information 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/HDR122744



Property Ref:
HDR122744 - 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.

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