

Madoline Grove, Estcourt Street, Hull, HU9 2SA



Welcome to

Madoline Grove, Estcourt Street, Hull

William H Brown are delighted to market this chain-free two-bedroom end-terrace home on Madoline Grove. In excellent condition, it features two reception rooms, a well looked after kitchen, and stylish bathroom downstairs. Perfect for first time buyers or investors!















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

Cloakroom

5' 6" max x 5' 4" max (1.68m max x 1.63m max)

Lounge

10' 6" max x 9' 9" max (3.20m max x 2.97m max)

Dining Room

11' 8" max x 10' 8" max (3.56m max x 3.25m max)

Kitchen

8' 7" max x 7' 8" max (2.62m max x 2.34m max)

Landing

Bedroom 1

12' 1" max x 10' max (3.68m max x 3.05m max)

Bedroom 2

11' 9" max x 10' 8" max (3.58m max x 3.25m max)

Bathroom

Welcome to

Madoline Grove, Estcourt Street Hull

- 2 BED END TERRACE HOME
- MOVE IN CONDITION
- GREAT LOCATION, CLOSE TO LOCAL AMENITIES, SCHOOLS, AND TRANSPORT
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- CHAIN FREE

Tenure: Freehold EPC Rating: E Council Tax Band: A

offers over **£75,000**





view this property online williamhbrown.co.uk/Property/HDR122817

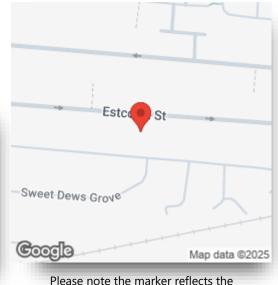


Property Ref: HDR122817 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

Directions to this property:

See map below for directions. For more information contact the branch on 01482 327913.



postcode not the actual property

william h brown



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