



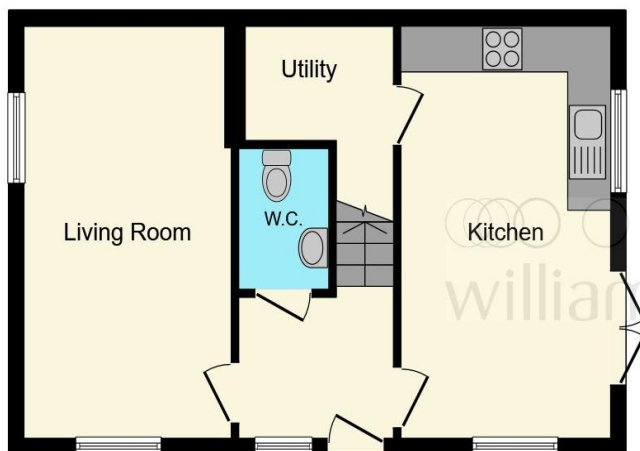
Plot 71 Lilibet Avenue, Kingswood, Hull, HU7 3QF

Welcome to

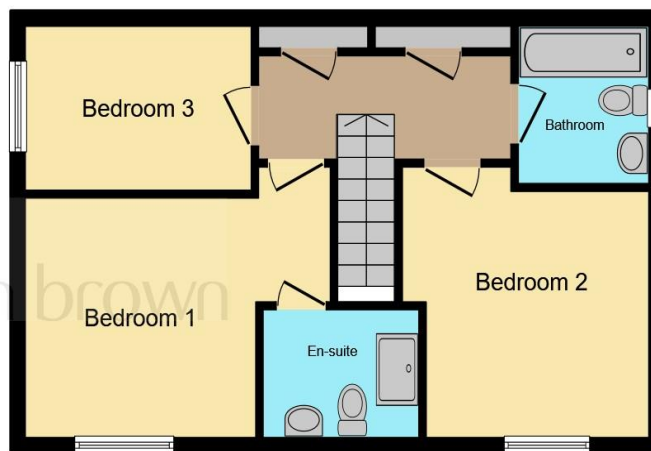
Plot 71 Lilibet Avenue, Kingswood, Hull

The Dalby is a 3 bedroom end-terraced home, perfect for those looking to get onto the housing ladder and is suitable for singles, couples and families alike.





Ground Floor



First Floor

Entrance Hall

Living Room

Kitchen-Diner

Utility Room

Downstairs Cloakroom

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bathroom

Please Note:

Computer generated images and professional photography are intended for illustrative purposes only and should be treated as general guidance only. Fixtures, fittings, kitchens and flooring etc. may vary between plots so all images of such used are for illustrative purposes only. Please refer to the sales team for further information. EPC on completion.

Development And Location:

These brand-new three-bedroom homes located at Kingswood, Hull, have been thoughtfully designed to suit a range of lifestyles and - thanks to Shared Ownership - they're more affordable too. Built to a high specification with energy efficiency in mind, the homes all feature good sized living areas, storage and private rear gardens.

Lease:

There are 990 years remaining on the lease. This is a new build property, and we are awaiting local authority assessment for the council tax banding. Should you proceed with the purchase of the property, lease details must be verified by your solicitor.

Please Note:

The minimum share to be purchased is 10%, up to a maximum of 75%. The percentage shared to be purchased will be determined by buyers' affordability.

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

Plot 71 Lilibet Avenue, Kingswood, Hull

- SHARED OWNERSHIP - THIS PROPERTY IS LISTED AT A 40% SHARE
- FULL MARKET VALUE - £257,500
- MODERN FITTED KITCHEN WITH INTEGRATED KITCHEN APPLIANCES
- UTILITY ROOM AND DOWNSTAIRS WC
- PLENTIFUL STORAGE SPACE

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: Awaited Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Directions to this property:

Please see below map, or for further information, 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/HDR122875



Property Ref:
HDR122875 - 0004

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.



william h brown



01482 327913



HoldernessRd@williamhbrown.co.uk



358-360 Holderness Road, HULL, East
Yorkshire, HU9 3DQ



williamhbrown.co.uk