



**Bushey Park, Kingswood, Hull, HU7 3JF**



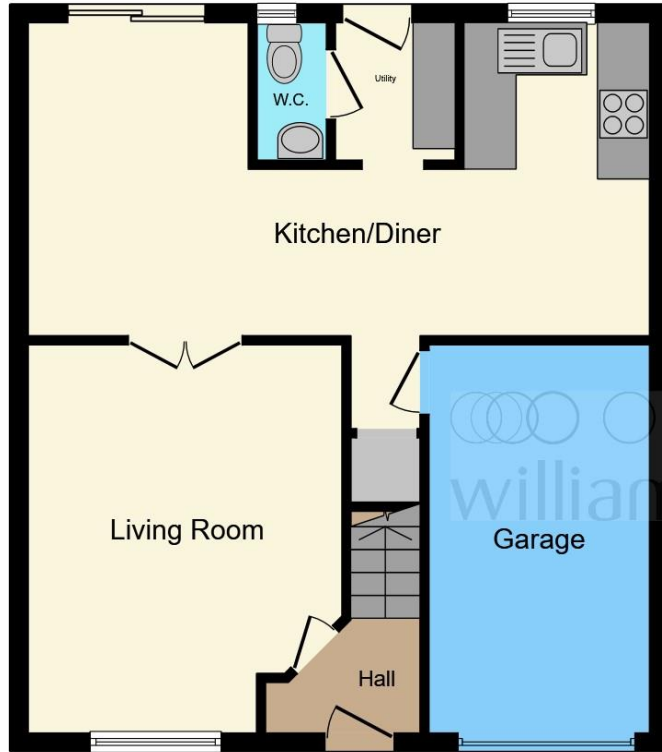
## ***Welcome to***

### **Bushey Park, Kingswood, Hull**

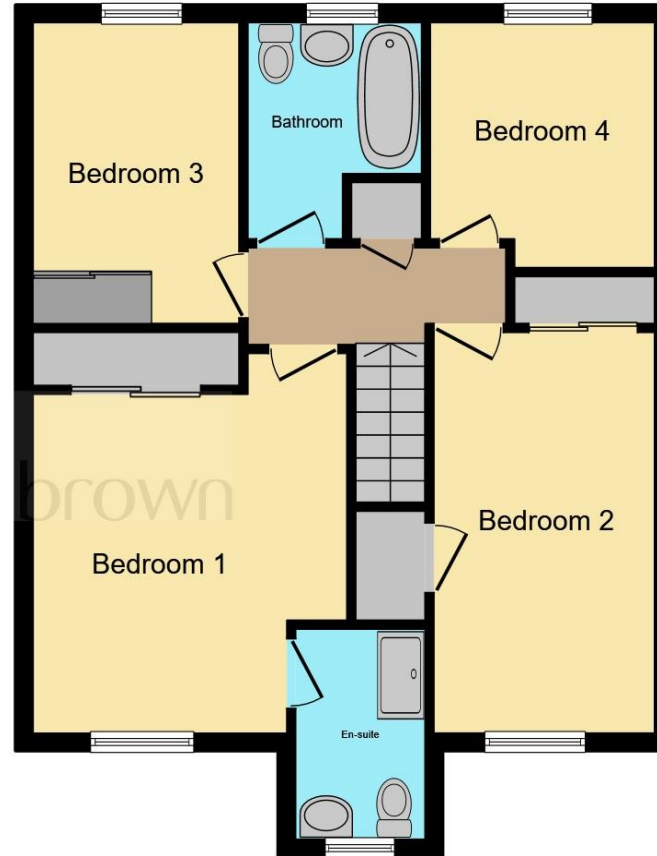
Public Notice - 6 Bushey Park, Kingswood, Hull, HU7 3JF

We are acting in the sale of the above property and have received an offer of £220,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating - C.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

14' 5" max x 12' 7" max ( 4.39m max x 3.84m max )

**Kitchen-Dining**

22' 9" max x 11' 8" max ( 6.93m max x 3.56m max )

**WC**

**Landing**

**Bedroom 1**

12' 5" max x 11' 3" max ( 3.78m max x 3.43m max )

**En Suite Shower Room**

7' 9" max x 4' 7" max ( 2.36m max x 1.40m max )

**Bedroom 2**

13' 6" max x 8' 5" max ( 4.11m max x 2.57m max )

**Bedroom 3**

11' 3" max x 7' 7" max ( 3.43m max x 2.31m max )

**Bedroom 4**

9' 2" max x 8' 4" max ( 2.79m max x 2.54m max )

**Bathroom**

8' 1" max x 6' 5" max ( 2.46m max x 1.96m max )

**Agent's Note:**

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

**Please Note:**

Any accepted offers will be subject to the property staying on the market until exchange of contracts.

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](http://www.focalagent.com)

## Welcome to

## Bushey Park, Kingswood, Hull

- NO ONWARD CHAIN
- OFF-STREET PARKING
- COUNCIL TAX BAND: D
- SOLD AS SEEN
- 93sqm / c.1001sq.ft

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

## Directions to this property:

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

# £220,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR122967](http://williamhbrown.co.uk/Property/HDR122967)



Property Ref:  
HDR122967 - 0011

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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