



Lambwath Hall Court, Bransholme, Hull, HU7 4WN

Welcome to

Lambwath Hall Court, Bransholme, Hull

NO CHAIN! SOLD AS SEEN! Spacious two-bedroom flat on Lambwath Court, Bransholme. Offering open plan living with ensuite, plus a family bathroom. This flat would be ideal for a variety of purchasers.



Entrance Hall

12' max x 3' max (3.66m max x 0.91m max)

Cloakroom

2' max x 2' max (0.61m max x 0.61m max)

Lounge/Kitchen/Diner

18' max x 16' max (5.49m max x 4.88m max)

Bedroom 1

11' max x 8' max (3.35m max x 2.44m max)

Ensuite

8' max x 3' max (2.44m max x 0.91m max)

Bedroom 2

11' max x 9' max (3.35m max x 2.74m max)

Bathroom

6' max x 5' 10" max (1.83m max x 1.78m max)

Please Note: All services / appliances have not and will not be tested.

Welcome to

Lambwath Hall Court, Bransholme, Hull

- SOLD AS SEEN - ALL APPLIANCES / SERVICES HAVE NOT AND WILL NOT BE TESTED
- NO CHAIN
- COUNCIL TAX BAND: A
- 2 BEDROOMS
- UPPER FLOOR FLAT

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£55,000



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Property Ref:
HDR123279 - 0003

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:

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



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