



Marfleet Avenue, Hull, HU9 5SB

Welcome to

Marfleet Avenue, Hull

A popular style two-bedroom middle house with radiator heating, double glazing, front and rear gardens, and spacious living accommodation - ideal for a wide range of purchasers.



Entrance Hall

3' 11" max x 2' 11" max (1.19m max x 0.89m max)

Living Room

12' 11" max x 10' max (3.94m max x 3.05m max)

Kitchen

13' max x 8' 10" max (3.96m max x 2.69m max)

Conservatory

8' 10" max x 4' max (2.69m max x 1.22m max)

Landing

5' max x 2' max (1.52m max x 0.61m max)

Bedroom 1

13' max x 10' max (3.96m max x 3.05m max)

Bedroom 2

8' max x 7' 10" max (2.44m max x 2.39m max)

Bathroom

5' max x 4' max (1.52m max x 1.22m max)

Welcome to

Marfleet Avenue, Hull

- Ready to move in
- Bright conservatory
- Modern family bathroom
- Modern family kitchen
- No onward chain

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

£80,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123373



Property Ref:
HDR123373 - 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.

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