



**Bermuda Avenue, Skirlough, Hull, HU11 5HG**



***Welcome to***

**Bermuda Avenue, Skirlaugh, Hull**

FANTASTIC BUNGALOW offering ample living accommodation on Bermuda Avenue, Skirlaugh.



## **Entrance Hall**

## **WC**

4' 11" max x 3' 3" max ( 1.50m max x 0.99m max )

## **Lounge**

23' 4" max x 17' 11" max ( 7.11m max x 5.46m max )

## **Dining Room**

12' 2" max x 11' 7" max ( 3.71m max x 3.53m max )

## **Kitchen**

11' 3" max x 10' max ( 3.43m max x 3.05m max )

## **Utility**

14' 1" max x 7' max ( 4.29m max x 2.13m max )

## **Bedroom 1**

15' 10" max x 12' 10" max ( 4.83m max x 3.91m max )

## **En Suite**

7' 11" max x 5' max ( 2.41m max x 1.52m max )

## **Bedroom 2**

10' 7" max x 9' 4" max ( 3.23m max x 2.84m max )

## **Bedroom 3**

11' 6" max x 8' 11" max ( 3.51m max x 2.72m max )

## **Bathroom**

8' max x 6' 5" max ( 2.44m max x 1.96m max )

## **Bedroom 4**

12' 7" max x 9' max ( 3.84m max x 2.74m max )

## **Bedroom 5**

20' 4" max x 12' 11" max ( 6.20m max x 3.94m max )

## **Box Room/Office**

**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.**

**Agent's Note: This property is of timber-framed construction, please seek confirmation of lending ability and liaise with your conveyancer.**

## Welcome to

### Bermuda Avenue, Skirlough, Hull

- FIVE LARGE BEDROOMS
- SPACIOUS LOUNGE WITH DIRECT ACCESS TO GARDEN
- WELL-APPOINTED KITCHEN-DINING SPACE
- DRIVEWAY AND WRAP-AROUND GARDEN
- VILLAGE LOCATION

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

## £365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDR122613 - 0009

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.

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