



Holderness Cottages, Ryehill, Hull, HU12 9NH

Welcome to

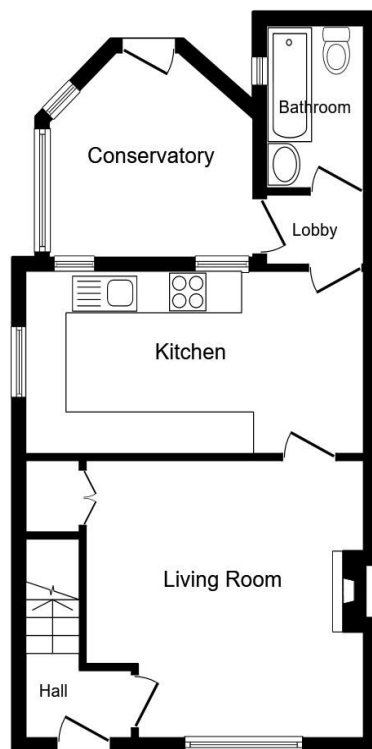
Holderness Cottages, Ryehill, Hull

This charming three-bedroom home in Ryehill combines character with comfortable living.

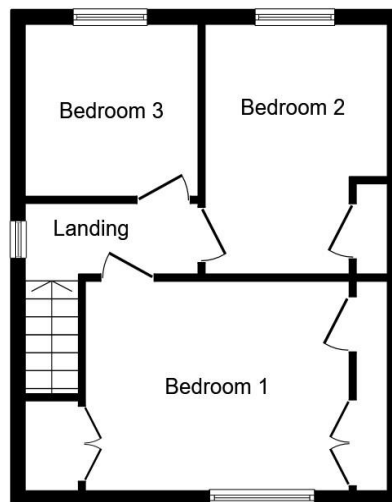
Inside, you'll find a bright lounge, a practical kitchen, and well-sized bedrooms, perfect for families or couples.

A generous paddock extends the outdoor space, offering opportunities for hobby,





Ground Floor



First Floor

Total floor area 84.2 m² (907 sq.ft.) approx

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.propertybox.io

Entrance Hall

5' max x 3' max (1.52m max x 0.91m max)

Living Room

13' 10" max x 13' max (4.22m max x 3.96m max)

Kitchen

16' 11" max x 8' max (5.16m max x 2.44m max)

Conservatory

10' max x 9' max (3.05m max x 2.74m max)

Bathroom

7' max x 4' 11" max (2.13m max x 1.50m max)

Landing

8' max x 2' max (2.44m max x 0.61m max)

Bedroom 1

12' max x 9' 11" max (3.66m max x 3.02m max)

Bedroom 2

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

Bedroom 3

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

Loft Space

Fully boarded, not to regulations.

Garden - Paddock

The vendors have advised that there is a restriction prohibiting building on the garden/ land.

Please Note:

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Please Note:

This property has a private right of way to enable neighbour access.

Please Note:

The vendor has advised that the following restrictions are in place over the land a) not to use the property except for agricultural land, b) not to carry on any trade business or profession on the property or any part of it, c) not to build or erect anything else on the property except a garden shed, poultry runs or huts. Please call the office for more information.



Welcome to

Holderness Cottages, Ryehill Hull

- GUIDE PRICE £190,000 - £200,000
- LARGE PADDOCK
- THREE BEDROOMS
- LARGE DRIVEWAY
- CENTRAL LOG BURNER

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

guide price

£190,000 - £200,000

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/HDR123426



Property Ref:
HDR123426 - 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.

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