

Hotham Road South, Hull HU5 5JY



Welcome to

Hotham Road South, Hull

GUIDE PRICE £90,000 - £100,000

Lovely Home on Hotham Road South with - Entrance Hall, Lounge, Fitted Kitchen, 2 Bedrooms, Family Bathroom & Gardens! Call now and book your viewing!













Entrance Hall

With double glazed door to the front and stairs to the First Floor.

Lounge

13' max x 13' 9" max (3.96m max x 4.19m max) With double windows to the front and side, gas fire with wooden surround, television point, radiator and understairs cupboard.

Kitchen

6' 8" x 13' 9" (2.03m x 4.19m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, free standing cooker, radiator, central heating boiler, door to the rear and double glazed window to the rear.

First Floor

Bedroom 1

11' 8" max x 13' 8" max (3.56m max x 4.17m max) With 2 double glazed windows to the front, double glazed window to the side and radiator.

Bedroom 2

 8^{\prime} 1" x 9 $^{\prime}$ 2" (2.46m x 2.79m) With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath with mixer taps, low level wc, wash hand basin and double glazed window to the rear.

Outside

Front Garden

With gravelled area, wall, gate and fencing.

Rear Garden

With lawned area, patio area, fencing and shed.





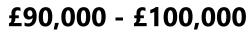
Welcome to

Hotham Road South, Hull

- GUIDE PRICE £90,000 £100,000
- Lovely Home on Hotham Road South
- 2 Bedrooms
- •
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Tenure: Freehold EPC Rating: D

guide price





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Property Ref: WBY110039 - 0008 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 below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

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william h brown



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