



Hotham Road South, Hull HU5 5LF

Welcome to

Hotham Road South, Hull

GUIDE PRICE £150,000 - £160,000

Extended Home On Hotham Road South with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Conservatory, 2 Bedrooms (One With Dressing Area), Family Bathroom & Ground Floor Cloakroom, Gardens & Garage! Call and book your viewing now!



Entrance Hall

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

Cloakroom

With double glazed window to the rear and low level wc.

Lounge

12' 8" x 14' 2" (3.86m x 4.32m)

With double glazed window to the front, gas fire with stone effect surround, built in cupboard, decorative ceiling rose, radiator and coving to the ceiling.

Dining Room

14' 2" x 6' 9" (4.32m x 2.06m)

With double glazed window to the rear and radiator.

Kitchen

10' 3" x 8' (3.12m x 2.44m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, plumbing for a dishwasher, plumbing for an automatic washing machine, space for a cooker, space for a fridge, coving to the ceiling, double glazed windows to the side and rear and double glazed door leading to the Conservatory.

Conservatory

9' 2" x 8' 5" (2.79m x 2.57m)

With double glazed windows to the side and rear and double glazed french style doors leading to the Rear Garden.

First Floor

Bedroom 1

8' 9" to front of wardrobes x 14' 2" max (2.67m to front of wardrobes x 4.32m max)

With 2 double glazed windows to the front, radiator, storage cupboard and fitted wardrobes and dresser.

Bedroom 2

9' 5" x 8' (2.87m x 2.44m)

With double glazed window to the rear and radiator.

Dressing Area

6' 8" x 4' to front of wardrobes (2.03m x 1.22m to front of wardrobes)

With radiator and fitted wardrobes.

Bathroom

Bathroom with bath with mains shower over, low level wc, wash hand basin, radiator and double glazed window to the rear.

Outside

Front Garden

With gravelled area, wall and fencing.

Rear Garden

With paved patio area, path, borders, lawned area and fenced surround.



view this property online williamhbrown.co.uk/Property/WBY110216



Welcome to

Hotham Road South, Hull

- GUIDE PRICE £150,000 - £160,000
- Extended Family Home On Hotham Road South
- 2 Bedrooms (2nd With Dressing Area)
- Family Bathroom & Ground Floor Cloakroom
- Garage

Tenure: Freehold EPC Rating: Awaiting

guide price

£150,000 - £160,000

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.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WBY110216



Property Ref:
WBY110216 - 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 653111



Willerby@williambrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williambrown.co.uk