



Bristol Road, Hull HU5 5XN

Welcome to

Bristol Road, Hull

GUIDE PRICE £120,000 - £130,000

Extended Home On Bristol Road with - Entrance Porch, Entrance Hall, Lounge/Diner, Fitted Kitchen, Rear Lobby, Separate W/C & First Floor Bathroom, 2 Bedrooms, Gardens & Garage! Call now to book your viewing!



Entrance Porch

With double glazed door to the front with matching side screen and double glazed window to the side.

Entrance Hall

With double glazed door to the front, radiator, double glazed window to the side, coving to the ceiling and stairs to the First Floor.

Separate W/C

With low level wc, radiator and double glazed window to the side.

Lounge/ Diner

20' 3" x 13' 9" narrowing to 11' (6.17m x 4.19m narrowing to 3.35m)

With double glazed bow window to the front, radiator, storage cupboard housing central heating boiler, coving to the ceiling and double glazed french style doors to the side.

Kitchen

9' 5" x 10' 7" (2.87m x 3.23m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, plumbing for an automatic washing machine and double glazed window to the rear.

Rear Lobby

With door to the rear.

First Floor

Bedroom 1

10' 1" x 14' max (3.07m x 4.27m max)

With double glazed window to the front, radiator and coving to the ceiling.

Bedroom 2

9' 8" x 8' 2" (2.95m x 2.49m)

With double glazed window to the rear, radiator, built in wardrobes and loft access.

Bathroom

Bathroom with bath with electric shower over, wash hand basin, radiator and double glazed window to the rear.

Outside

Front Garden

With gravelled area, borders, path, plants/shrubs and side gate to the rear.

Rear Garden

With lawned area, patio area, outside tap, shrubs, gravelled borders and timber fencing.

Garage

Garage with up and over door.



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Welcome to

Bristol Road, Hull

- GUIDE PRICE £120,000 - £130,000
- 2 Bedroom Home On Bristol Road
- Extended To The Ground Floor
- Separate W/C & First Floor Bathroom
- Garage

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1938. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000 - £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110500 - 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.

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.



william h brown



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