



Bristol Road, Hull HU5 5XN

Welcome to

Bristol Road, Hull

BEAT THE STAMP DUTY RISE! - Lovely Home For Sale On Bristol Road with - Entrance Hall, Lounge, Fitted Kitchen, Conservatory, 2 Bedrooms, Family Bathroom & Gardens. Book your viewing now!



Entrance Hall

With double glazed door to the front, double glazed windows to the front and side and radiator.

Lounge

11' into recess x 13' 2" (3.35m into recess x 4.01m)
With double glazed window to the front, feature log burner with hearth, radiator and coving to the ceiling.

Kitchen

13' 8" x 6' 4" (4.17m x 1.93m)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, plumbing for an automatic washing machine, radiator and double glazed window to the rear.

Conservatory

9' 2" x 9' 6" (2.79m x 2.90m)
With double glazed windows to the rear and side and double glazed french style doors to the rear.

First Floor

Bedroom 1

9' 9" x 13' 9" max (2.97m x 4.19m max)
With double glazed window to the front, storage cupboard and radiator.

Bedroom 2

9' 6" x 8' 1" (2.90m x 2.46m)
With double glazed window to the rear, radiator and coving to the ceiling.

Bathroom

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

Outside

Front Garden

With gravelled area, paved area, wall and timber fencing.

Rear Garden

With gravelled area, gate to tenfoot and timber fencing.



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Welcome to Bristol Road, Hull

- Lovely Home For Sale on Bristol Road
- Well Presented Throughout
- 2 Bedrooms
- Conservatory
- Excellent Residential Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 20.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over
£100,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBY110673 - 0007

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.



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