



Hotham Road South, Hull HU5 5RN

Welcome to

Hotham Road South, Hull

Home for Sale On Hotham Road South with - Lounge, Fitted Kitchen, W/C & Family Bathroom, 2 Bedrooms & Gardens! Looking For a Project? This May Be The House For You!



W/C

With low level wc, wash hand basin and double glazed window to the rear.

Lounge

13' x 10' 8" (3.96m x 3.25m)

With double glazed window to the front and radiator.

Kitchen

6' 7" x 10' 7" (2.01m x 3.23m)

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

First Floor

Bedroom 1

12' 2" x 14' 4" (3.71m x 4.37m)

With double glazed window to the front and radiator.

Bedroom 2

9' 3" x 8' (2.82m x 2.44m)

With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath, wash hand basin and double glazed window to the rear.

Outside

Front Garden

With gravelled area, timber fencing and gate.

Rear Garden

With lawned area, patio area and timber fencing.



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Welcome to

Hotham Road South, Hull

- No Onward Chain
- 2 Bedroom Home On Hotham Road South
- Ideal Project House
- Excellent Residential Location
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Tenure: Freehold EPC Rating: C

£95,000

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

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Property Ref:
WBY110939 - 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.



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