



**County Road South, Hull HU5 5LU**

**Welcome to**

**County Road South, Hull**

Lovely Home On County Road South with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 2 Bedrooms, Family Bathroom, Gardens & Garage & Hardstanding For Parking! Book your viewing today!



## **Entrance Hall**

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

## **Lounge**

12' 7" max x 13' 7" max ( 3.84m max x 4.14m max )  
With double glazed window to the side and radiator.

## **Dining Room**

13' 2" x 9' 5" ( 4.01m x 2.87m )  
With double glazed window to the front and radiator.

## **Kitchen**

12' 2" x 8' 8" ( 3.71m x 2.64m )  
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a cooker, plumbing for an automatic washing, radiator, double glazed window to the rear and double glazed door to the rear.

## **First Floor**

**Landing**  
With loft access.

### **Bedroom 1**

12' 8" x 9' 7" ( 3.86m x 2.92m )  
With double glazed window to the front and radiator.

### **Bedroom 2**

11' 6" x 14' 5" max ( 3.51m x 4.39m max )  
With double glazed window to the side and radiator.

### **Bathroom**

Bathroom with bath, shower cubicle, low level wc, wash hand basin, chrome effect towel style radiator, storage cupboard and double glazed window to the side.

## **Outside**

**Front Garden**  
With lawned area and wall.

### **Rear Garden**

With lawned area, paved area and 2 side access gates.

### **Garage**

Garage with up and over door and a hardstanding for parking.



***view this property online*** [williamhbrown.co.uk/Property/WBY111289](http://williamhbrown.co.uk/Property/WBY111289)



## Welcome to

### County Road South, Hull

- 2 Bedroom End Of Terrace Home In West Hull
- 2 Reception Rooms
- Garage & Hardstanding For Parking
- Highly Sought After Residential Location
- External Insulation & Solar Panels With Feed in Tariffs

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

**£130,000**



**view this property online** [williamhbrown.co.uk/Property/WBY111289](http://williamhbrown.co.uk/Property/WBY111289)

#### 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



Property Ref:  
WBY111289 - 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



**01482 653111**



Willerby@williamhbrown.co.uk



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



**williamhbrown.co.uk**