



Hotham Road South, Hull HU5 5JZ

Welcome to

Hotham Road South, Hull

GUIDE PRICE £110,000 - £120,000

Well Presented Home On Hotham Road South with - Entrance Hall, Lounge, Fitted Kitchen, Conservatory, 2 Bedrooms, Family Shower Room, Gardens & Off Street Parking! Book your viewing today!



Entrance Hall

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

Lounge

12' 2" x 13' 4" (3.71m x 4.06m)

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

Kitchen

6' 8" x 13' 7" (2.03m x 4.14m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric hob, plumbing for an automatic washing machine, radiator, central heating boiler, 2 double glazed windows to the rear and door leading to the Conservatory.

Conservatory

9' 9" x 11' 2" (2.97m x 3.40m)

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

First Floor

Bedroom 1

11' 3" x 10' 7" (3.43m x 3.23m)

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

Bedroom 2

9' 2" x 8' 6" (2.79m x 2.59m)

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

Shower Room

Shower Room with shower cubicle, low level wc, wash hand basin, radiator, coving to the ceiling and double glazed window to the rear.

Outside

Front Garden

With path, timber fencing and gravelled area providing off street parking.

Rear Garden

With paved patio area, lawned area, path, rear access gate and fenced surround.



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Welcome to

Hotham Road South, Hull

- GUIDE PRICE £110,000 - £120,000
- Lovely Home On Hotham Road South
- Well Presented Throughout
- Ideal For First Time Buyers & Investors
- Off Street Parking

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

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.

guide price

£110,000 - £120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111331 - 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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