



Danube Road, Hull HU5 5UR

Welcome to

Danube Road, Hull

GUIDE PRICE £120,000 - £130,000

Lovely Home On Danube Road with - Entrance Hall, Lounge/Diner, Fitted Kitchen/Diner, Ground Floor Cloakroom, Family Bathroom, 2 Bedrooms & Gardens! Book your viewing today!



Entrance Hall

With double glazed door to the front and double glazed window to the front.

Lounge/Diner

13' 8" max x 19' 7" max (4.17m max x 5.97m max)

With double glazed window to the front, electric fire with wooden surround, storage cupboard, 2 radiators and picture window into the Kitchen/Diner.

Kitchen/Diner

11' 8" x 10' 4" (3.56m x 3.15m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, plumbing for an automatic washing machine, space for a fridge freezer, double glazed windows to the side and rear and double glazed door to the rear.

Cloakroom

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

First Floor

Bedroom 1

9' 9" x 10' 3" (2.97m x 3.12m)

With 2 double glazed windows to the front, double glazed window to the side, radiator and coving to the ceiling.

Bedroom 2

7' 9" x 7' 7" to front of wardrobes (2.36m x 2.31m to front of wardrobes)

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

Bathroom

Bathroom with bath, wash hand basin, low level wc, coving to the ceiling and double glazed window to the rear.

Outside

Front Garden

With wall, wrought iron gate, tree and block paved for ease of maintenance.

Rear Garden

With artificial lawned area, patio area, path, hedging and fenced surround.

Garage

Garage with power and up and over door.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise accordingly.



view this property online williamhbrown.co.uk/Property/WBY110909



Welcome to

Danube Road, Hull

- GUIDE PRICE £120,000 - £130,000
- Lovely Home On Danube Road
- Lounge/Diner & Kitchen/Diner
- 2 Bedrooms
- Family Bathroom & Ground Floor Cloakroom

Tenure: Leasehold EPC Rating: Awaited

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.

guide price

£120,000 - £130,000

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

view this property online williamhbrown.co.uk/Property/WBY110909



Property Ref:
WBY110909 - 0005

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.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



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



williamhbrown.co.uk