



Newcomen Street, Hull, HU9 3BB

Welcome to

Newcomen Street, Hull

STUNNING three-bedroom family home on Newcomen Street, Hull. Finished to a high standard throughout, this is the perfect family home a stone's throw from amenities.





Entrance Hall

Living Room

11' 8" max x 11' 3" max (3.56m max x 3.43m max)

Dining Room

12' 3" max x 12' 2" max (3.73m max x 3.71m max)

Kitchen

16' 4" max x 9' 2" max (4.98m max x 2.79m max)

Landing

Bedroom 1

15' 2" max x 11' 2" max (4.62m max x 3.40m max)

Bedroom 2

12' 4" max x 10' 2" max (3.76m max x 3.10m max)

Bedroom 3

11' 1" max x 9' 3" max (3.38m max x 2.82m max)

Bathroom

7' 6" max x 5' 4" max (2.29m max x 1.63m max)

Second Floor Loft Space

14' 11" max x 11' 9" max (4.55m max x 3.58m max)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Newcomen Street, Hull

- GUIDE PRICE £140,000 - £150,000
- SPACIOUS AND CHARACTER LOUNGE AND DINING ROOM
- BEAUTIFUL KITCHEN WITH ACCESS TO THE PRIVATE REAR GARDEN
- GREAT LOCATION FOR AMENITIES
- COUNCIL TAX BAND: B

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£140,000 - £150,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123043



Property Ref:
HDR123043 - 0003

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.

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