



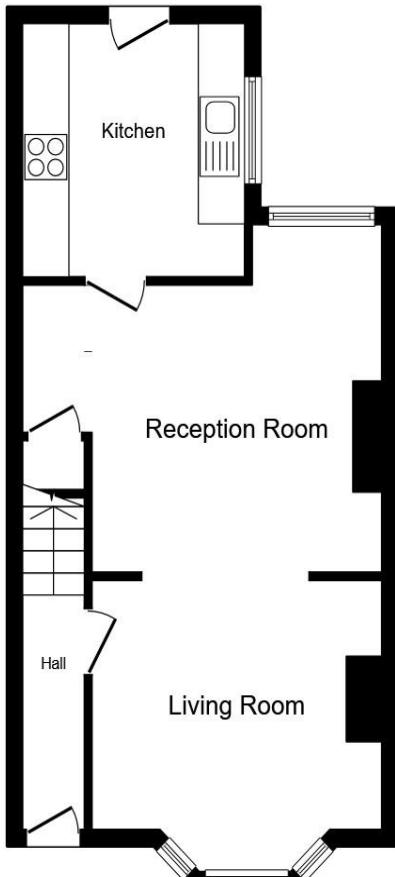
**Derwent Street, Hull, HU8 8TX**

**Welcome to**

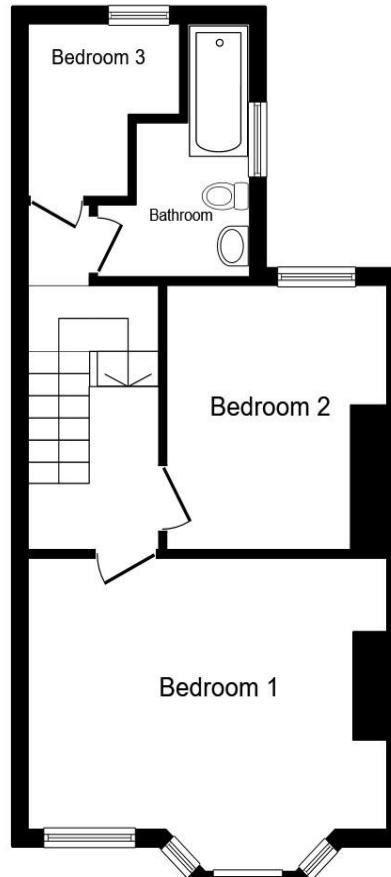
**Derwent Street, Hull**

William H Brown are delighted to market this three bed mid terraced home on Derwent Street, sold with tenants in situ. It offers a spacious living dining room, modern kitchen, two good bedrooms plus a versatile third, and a family bathroom. Enquire for rental details.





**Ground Floor**



**First Floor**

Total floor area 82.6 m<sup>2</sup> (889 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

## **Entrance Hall**

### **Lounge**

11' 10" max x 11' 7" max ( 3.61m max x 3.53m max )

### **Dining Room**

15' 3" max x 13' 9" max ( 4.65m max x 4.19m max )

### **Kitchen**

10' max x 9' 5" max ( 3.05m max x 2.87m max )

### **Landing**

### **Bedroom 1**

15' 3" max x 12' 5" max ( 4.65m max x 3.78m max )

### **Bedroom 2**

10' 11" max x 10' 6" max ( 3.33m max x 3.20m max )

### **Bedroom 3**

6' 10" max x 6' 6" max ( 2.08m max x 1.98m max )

### **Bathroom**

6' 5" max x 6' 4" max ( 1.96m max x 1.93m max )

## Welcome to

### Derwent Street, Hull

- 3 BED MID-TERRACED PROPERTY
- TURNKEY INVESTMENT OPPORTUNITY
- WELL-KEPT THROUGHOUT
- ENQUIRE FOR RENTAL DETAILS
- DESIREABLE RENTAL AREA

Tenure: Freehold EPC Rating: D

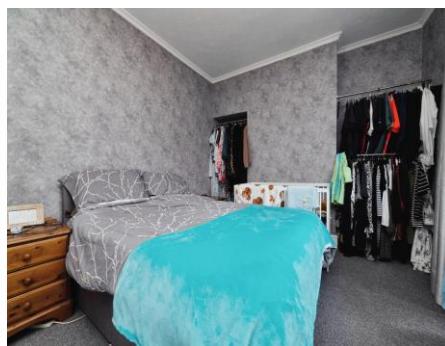
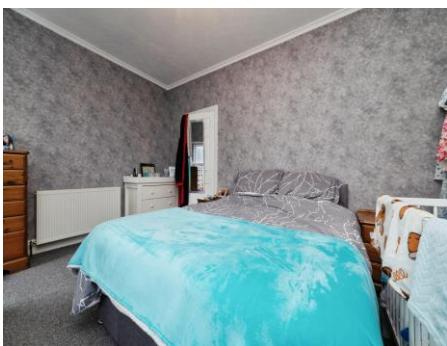
Council Tax Band: A

offers over

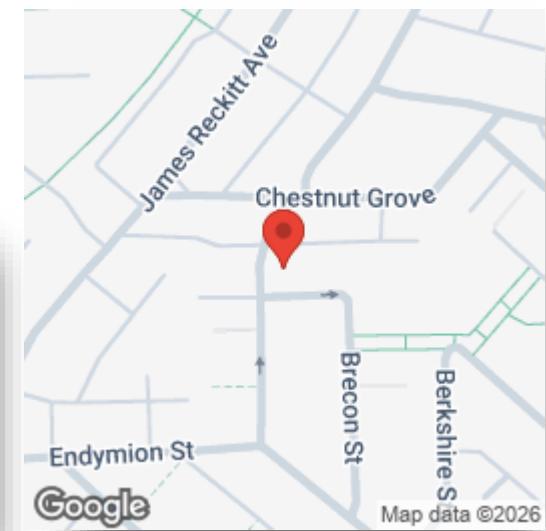
**£100,000**

#### Directions to this property:

See map below for directions. For more information contact the branch on 01482 327913.



view this property online [williamhbrown.co.uk/Property/HDR123546](http://williamhbrown.co.uk/Property/HDR123546)



Please note the marker reflects the postcode not the actual property



Property Ref:  
HDR123546 - 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



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**williamhbrown.co.uk**