

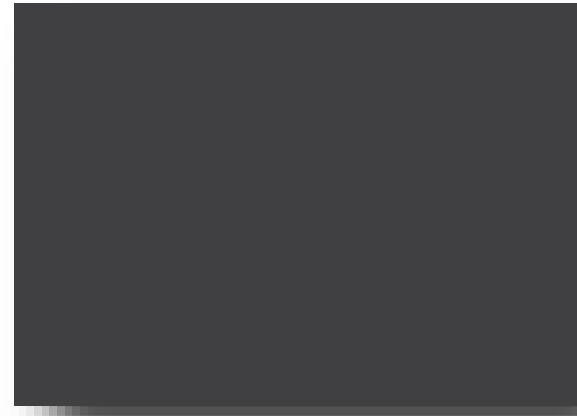


**Ena Street, Hull HU3 2TG**

**welcome to**

**Ena Street, Hull**

This 3 bedroom house is a perfect investment opportunity, advertised to cash buyers only, this property has a lot of potential. Call us today to book your viewing.



## **Entrance Hall**

### **Lounge / Dinner**

24' 1" x 10' 1" ( 7.34m x 3.07m )

### **Kitchen**

11' x 8' ( 3.35m x 2.44m )

### **Ground Floor Wc**

piece suite with shower.

### **Landing**

### **Bedroom One**

13' 10" x 12' 11" ( 4.22m x 3.94m )

### **First Floor Bathroom**

### **Bedroom Two**

8' 1" x 6' ( 2.46m x 1.83m )

### **Bedroom Three**

8' 10" x 8' 1" ( 2.69m x 2.46m )

### **Agents Note**

Please note cash buyers only due to the condition,  
please contact your local branch on 01482 447748  
for further information.



***view this property online*** [williamhbrown.co.uk/Property/NEA120239](http://williamhbrown.co.uk/Property/NEA120239)



welcome to

## Ena Street, Hull

- CASH BUYERS ONLY
- Ideal investment opportunity
- Close to local amenities
- Ground floor and first floor bathrooms
- Easy bus routes to city centre

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £55,000

### directions to this property:

See below map for property location, for more information on the local area please contact your local residential sales team on: 01482 447748



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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.



Property Ref:  
NEA120239 - 0009

 william h brown



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