



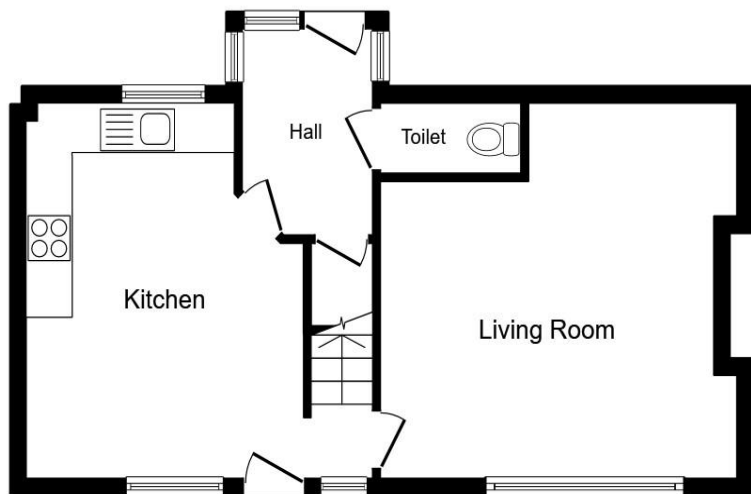
Bossington Close, Bransholme, Hull, HU7 4HU

Welcome to

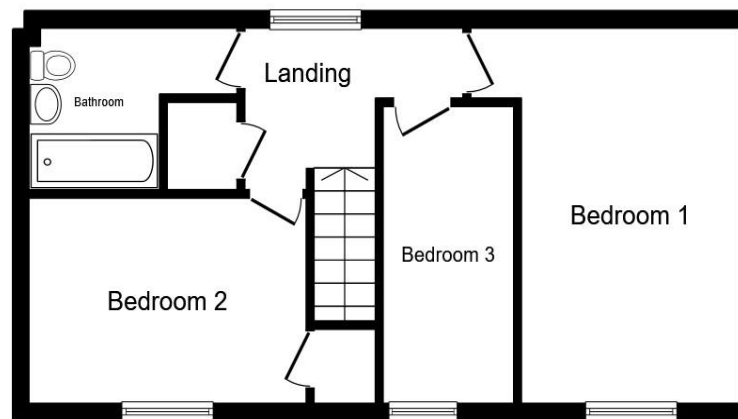
Bossington Close, Bransholme, Hull

Well-presented three-bedroom family home in the popular area of Bossington Close, Hull. With spacious kitchen, lounge and garden as well as off-street parking, this property is not to be missed!





Ground Floor



First Floor

Total floor area 85.0 m² (915 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



Entrance Hall

Lounge

14' 10" max x 14' 3" max (4.52m max x 4.34m max)

Kitchen

14' 9" max x 11' 8" max (4.50m max x 3.56m max)

WC

Landing

Bedroom 1

14' 11" max x 8' 7" max (4.55m max x 2.62m max)

Bedroom 2

11' 10" max x 8' 11" max (3.61m max x 2.72m max)

Bedroom 3

11' 10" max x 5' 5" max (3.61m max x 1.65m max)

Bathroom

8' 10" max x 6' 3" max (2.69m max x 1.91m max)

Agent's Note

This property is of rationalised traditional construction and there is cladding present. Please seek advice from your mortgage lender.

Welcome to

Bossington Close, Bransholme, Hull

- GUIDE PRICE £100,000 - £110,000
- THREE BEDROOM FAMILY HOME
- SPACIOUS LOUNGE AND KITCHEN
- GARDEN AND OFF-STREET PARKING
- EARLY VIEWING RECOMMENDED

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

guide price

£100,000 - £110,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123912



Property Ref:
HDR123912 - 0006

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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