



Hull Road, York YO10 3LQ

welcome to

Hull Road, York

This four-bedroom, three storey Victorian terrace offers generous space and classic period proportions in a sought-after residential area close to York city centre and the University of York.



Entrance Hall**Lounge**

Irregular Shaped Room 13' max x 11' max (3.96m max x 3.35m)

Dining Room

Irregular Shaped Room 14' max x 11' 4" max (4.27m max x 3.45m)

Kitchen

14' 1" max x 7' 5" max (4.29m max x 2.26m max)

Cloakroom**Bedroom One**

Irregular Shaped Room 13' 3" max x 9' 2" max (4.04m max x 2.79m)

Bedroom Two

Irregular Shaped Room 17' 1" max x 10' 5" max (5.21m max x 3.17m)

Bedroom Three

Irregular Shaped Room 12' max x 8' 8" max (3.66m max x 2.64m)

Bedroom Four

Irregular Shaped Room 12' 7" max x 7' 9" max (3.84m max x 2.36m)

Shower Room

view this property online williamhbrown.co.uk/Property/YOR109339



welcome to Hull Road, York

- A FANTASIC FOUR BEDROOM VICTORIAN TERRACE
- CLOSE TO THE CITY CENTRE AND THE UNIVERSITY OF YORK
- NO CHAIN
- TWO RECEPTION ROOMS
- REAR COURTYARD GARDEN

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

£310,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/YOR109339



Property Ref:
YOR109339 - 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.

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



01904 621138



York@williamhbrown.co.uk



48 Goodramgate, YORK, North Yorkshire, YO1 7LF



williamhbrown.co.uk