



Ketil Place, Anlaby Hull HU10 7GD

welcome to

Ketil Place, Anlaby Hull

This beautifully presented two-bedroom end-terrace home, built just six years ago offers modern living throughout and occupying a desirable position. The property has the benefits of off-street parking via a side driveway, with secure gated access leading to the rear garden.





Entrance Hall

Cloakroom

Lounge

Kitchen

First Floor

Bedroom 1

Bedroom 2

Bathroom

Outside

Front Garden

Rear Garden

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- TWO BEDROOMS
- OFF STREET PARKING VIA SIDE DRIVE
- READY TO MOVE INTO CONDITION
- END TERRACED
- TWO WELL PROPORTIONED BEDROOMS

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111818



Property Ref:
WBY111818 - 0004

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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william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East
Yorkshire, HU10 6BN



williamhbrown.co.uk