



County Road South, Hull HU5 5LX

Welcome to

County Road South, Hull

GUIDE PRICE £125,000 - £130,000

Lovely Home On County Road South with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Family Bathroom, 3 Bedrooms & Gardens. Book your viewing now!



Entrance Hall

With double glazed door to the front, double glazed window to the front, radiator and stairs to the First Floor.

Lounge

With 2 double glazed windows to the front, gas fire with wooden surround, television point and coving to the ceiling.

Dining Room

With radiator and understairs cupboard.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, central heating boiler, radiator, plumbing for an automatic washing machine, double glazed window to the rear and double glazed door to the rear.

Bathroom

Bathroom with bath with shower over, low level wc, wash hand basin and radiator.

First Floor

Bedroom 1

With double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2

With double glazed window to the rear and radiator.

Bedroom 3

With double glazed window to the rear.

Outside

Front Garden

With wall, path, gate and gravelled area.

Rear Garden

With lawned area, patio area, borders, paved path, trees and shrubs, rear raised decking area, rear access gate and fencing.



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Welcome to

County Road South, Hull

- GUIDE PRICE £125,000 - £130,000
- Well Presented Throughout
- 3 Bedroom Home off Willerby Road
- Lounge & Dining Room
- Gardens To Front & Rear

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

guide price

£125,000 - £130,000



Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111254 - 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 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.



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