



Estcourt Street, Hull, HU9 2RP

Welcome to

Estcourt Street, Hull

William H Brown are pleased to present this two-bedroom mid terrace on Estcourt Street. The ground floor offers a spacious living and dining room leading to the kitchen with garden access. Upstairs are two double bedrooms & a family bathroom. Currently tenanted so a great opportunity for investors!

Entrance Hall

12' max x 2' max (3.66m max x 0.61m max)

Living / Dining Room

22' max x 11' max (6.71m max x 3.35m max)

Kitchen

9' max x 9' max (2.74m max x 2.74m max)

Landing

11' max x 4' max (3.35m max x 1.22m max)

Bedroom 1

13' max x 10' max (3.96m max x 3.05m max)

Bedroom 2

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

Bathroom

9' max x 9' max (2.74m max x 2.74m max)

Welcome to

Estcourt Street, Hull

- GUIDE PRICE £60,000 - £70,000
- 2 BED MID-TERRACE PROPERTY
- COUNCIL TAX BAND: A
- SPACIOUS LIVING AND DINING AREA
- GREAT FOR INVESTORS

Tenure: Freehold EPC Rating: C

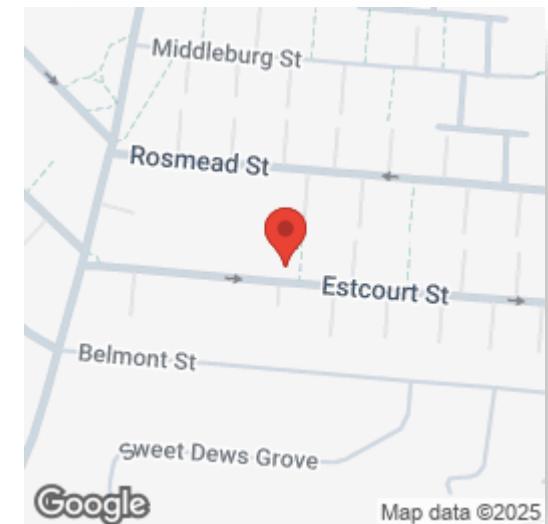
Council Tax Band: A

guide price

£60,000 - £70,000

Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 327913.



view this property online williamhbrown.co.uk/Property/HDR123358

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:
HDR123358 - 0004

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