

Church View, Ottringham, Hull, HU12 0DJ

william h brown

Welcome to

Church View, Ottringham, Hull

Stunning two-bedroom semi-detached home in the heart of Ottringham, beautifully presented throughout. Featuring a spacious bay-fronted lounge, modern kitchen diner, utility room, two generous bedrooms, family bathroom, ample parking and a recently landscaped low-maintenance rear garden.



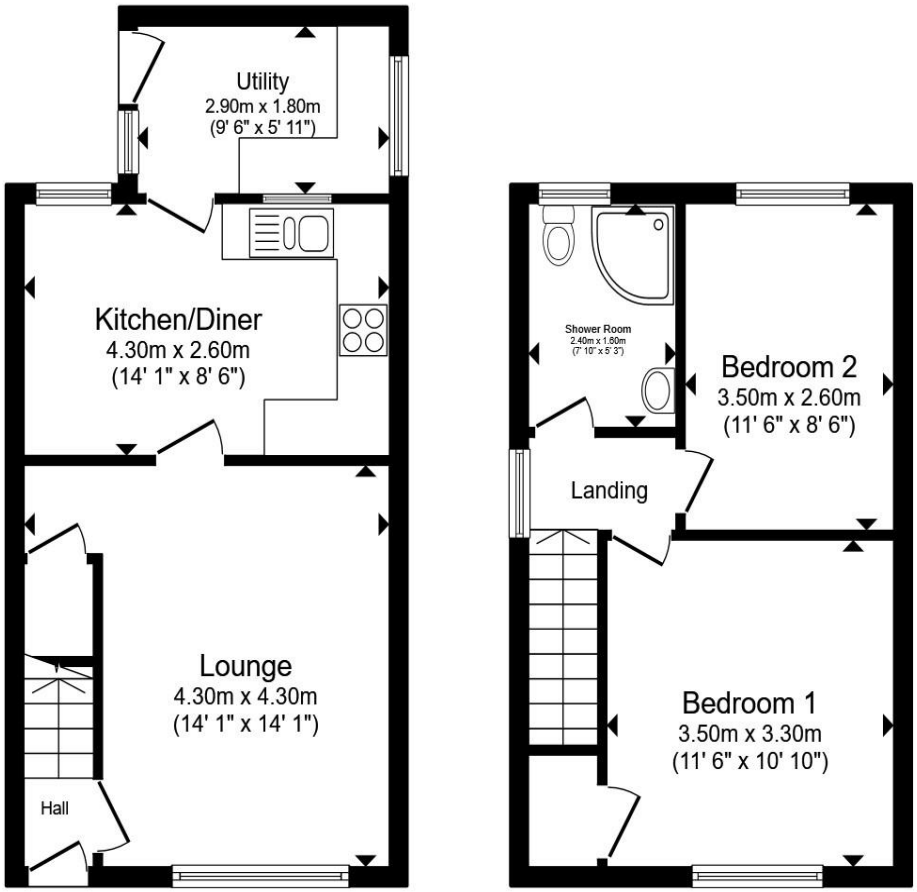












Ground Floor **First Floor**

Total floor area 65.1 m² (701 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

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Living Room

Kitchen-Diner

Utility Room

Landing

Bedroom 1

Bedroom 2

Shower Room

Agent's Note:

There is a road and sewerage management fee of £35/month for this property.

Agent's Note:

We have been advised that building regulation certification was not required for the utility area extension, please enquire for further information.

Agent's 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.

Welcome to

Church View, Ottringham, Hull

- GUIDE PRICE £170,000 - £180,000
- STUNNING 2 BED SEMI-DETACHED PROPERTY
- IMMACULATE THROUGHOUT
- LANDSCAPED REAR GARDEN
- PERFECT FAMILY HOME

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

Directions to this property:

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

guide price

£170,000 - £180,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HDR124500 - 0005

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.

william h brown

01482 327913

HoldernessRd@williamhbrown.co.uk

358-360 Holderness Road, HULL, East Yorkshire, HU9 3DQ

williamhbrown.co.uk