



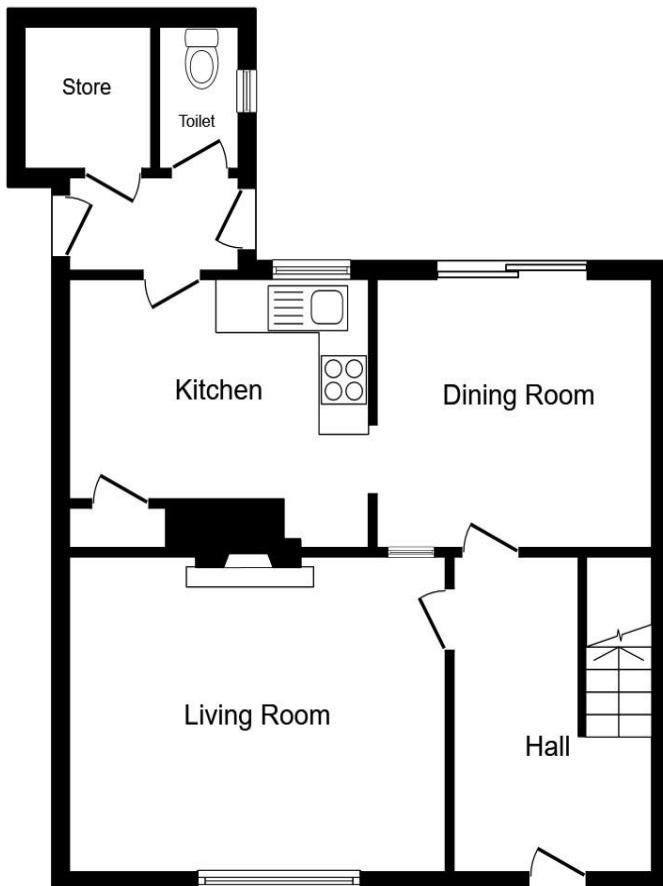
**Wivern Road, Hull, HU9 4HR**

**Welcome to**

**Wivern Road, Hull**

William H Brown are delighted to market this beautiful 3 bed mid-terraced home in a lovely area close to schools, amenities, and transport. A spacious living room and dining room with garden access, 3 great bedrooms and a private rear garden. Viewings strongly recommended!

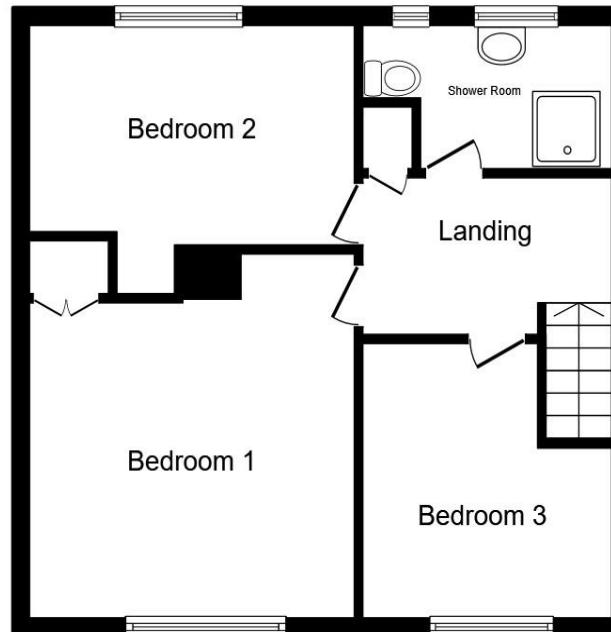




**Ground Floor**

Total floor area 101.1 m<sup>2</sup> (1,089 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](http://www.propertybox.io)



**First Floor**

## Entrance Hall

### Living Room

15' max x 11' 11" max ( 4.57m max x 3.63m max )

### Dining Room

10' 5" max x 10' max ( 3.17m max x 3.05m max )

### Kitchen

10' 4" max x 8' 4" max ( 3.15m max x 2.54m max )

### Downstairs Toilet

5' max x 2' 7" max ( 1.52m max x 0.79m max )

### Store

### Landing

### Bedroom 1

13' 5" max x 12' 4" max ( 4.09m max x 3.76m max )

### Bedroom 2

10' 7" max x 10' 5" max ( 3.23m max x 3.17m max )

### Bedroom 3

12' 4" max x 8' 5" max ( 3.76m max x 2.57m max )

### Shower Room

10' 8" max x 5' 6" max ( 3.25m max x 1.68m max )



### Agent's Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

## Welcome to

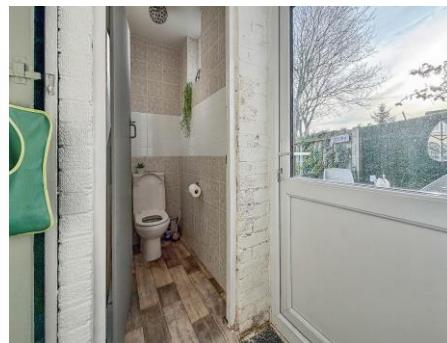
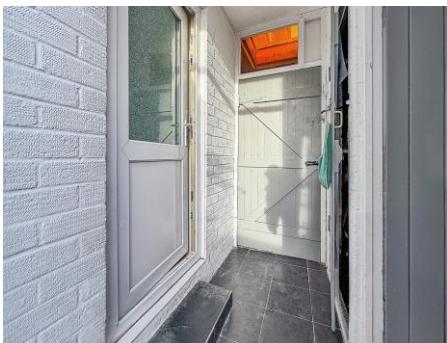
### Wivern Road, Hull

- 3 BED MID-TERRACED FAMILY HOME
- SPACIOUS LIVING AND DINING ROOM
- COUNCIL TAX BAND: A
- DOWNSTAIRS WC AND STOREROOM
- SPACIOUS BEDROOMS AND FAMILY BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £130,000



**view this property online** [williamhbrown.co.uk/Property/HDR123498](http://williamhbrown.co.uk/Property/HDR123498)

#### Directions to this property:

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



Please note the marker reflects the postcode not the actual property



Property Ref:  
HDR123498 - 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.

william h brown



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