

Green Island, Bilton, Hull, HU11 4EW

william h brown

Welcome to

Green Island, Bilton, Hull

William H Brown present this semi-detached dormer bungalow in Bilton, Hull, offering a spacious lounge-diner, front kitchen and three bedrooms including a first-floor master. Requires modernisation, with a wrap-around garden and detached garage adding excellent potential.













Lounge-Diner
16' 1" x 11' 3" (4.90m x 3.43m)

Kitchen
8' 11" x 8' 11" (2.72m x 2.72m)

Bedroom 2
14' 6" x 11' 3" (4.42m x 3.43m)

Bedroom 3
8' 11" x 8' 7" (2.72m x 2.62m)

Bathroom
6' 4" x 5' 5" (1.93m x 1.65m)

First Floor

Bedroom 1
10' 4" x 9' 7" (3.15m x 2.92m)

Agent's Note: We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

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.

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- 3 BEDROOM SEMI-DETACHED PROPERTY
- SOLD AS SEEN
- COUNCIL TAX BAND: C
- DETACHED GARAGE
- LARGE GARDEN

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

Directions to this property:

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

£165,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR124090

The Property Ombudsman

Property Ref:
HDR124090 - 0006

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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