



Callerton Street, Hull HU3 5BH

Welcome to

Callerton Street, Hull

Lovely Home For Sale On Hawthorn Avenue Development with - Entrance Hall, Lounge, Kitchen/Diner, Ground Floor Cloakroom, Family Bathroom, 3 Bedrooms, Gardens & Off Street Parking! Book your viewing now!



Entrance Hall

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

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric oven, electric hob, cooker-hood, integrated fridge freezer, integrated dishwasher, plumbing for an automatic washing machine, radiator and double glazed window to the front.

Ground Floor Cloakroom

With low level wc, wash hand basin, radiator and double glazed window to the front.

Lounge

With double glazed window to the side, radiator, storage cupboard and double glazed french style doors leading to the Rear Garden.

First Floor

Bedroom 1

With double glazed window to the front, radiator and storage cupboard.

Bedroom 2

With double glazed window to the rear and radiator.

Bedroom 3

With double glazed window to the rear and radiator.

Bathroom

Bathroom with a bath with shower over, low level wc, wash hand basin, radiator and double glazed window to the side.

Outside

Front Garden

With gravelled area, path, hedges, side access gate and driveway to the side providing off street parking and benefitting from an electric car charging point.

Rear Garden

With paved patio area, lawned area, timber fencing and shed.



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Welcome to

Callerton Street, Hull

- Lovely Home On Callerton Street
- 3 Bedrooms
- Kitchen/Diner
- Off Street Parking With Electric Car Charging Point
- Excellent Residential Location

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

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 447748

offers in the region of

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120631 - 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 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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