



**Nunburnholme Park, Hull HU5 5YN**



**Welcome to**

**Nunburnholme Park, Hull**

GUIDE PRICE £140,000 - £150,000

Beautifully presented home in HU5. Comprising of, Lounge, Kitchen/Diner, 2 Good Sized Bedrooms, Modern Shower Room and Garage! Call us now to book a viewing.



### **Lounge**

13' 5" x 11' 6" ( 4.09m x 3.51m )

Door leading in to the lounge from the entrance hall, double glazed window to the front of the property, radiator, coving and stairs leading to the first floor,

### **Kitchen / Diner**

11' 4" x 8' 8" ( 3.45m x 2.64m )

Wall and base units comprising of stainless steel sink with drainer, space for a freestanding cooker, extractor fan, plumbing for a washing machine and room for a freestanding fridge/freezer. Boiler, radiator and Understairs cupboard.

### **First Floor Landing**

With Double glazed window to the side and access to the boarded loft.

### **Bedroom 1**

8' 7" x 11' 5" ( 2.62m x 3.48m )

With double glazed window to the rear off the property and a radiator.

### **Bedroom 2**

8' 5" x 11' 4" ( 2.57m x 3.45m )

With double glazed window to the front of the property and a radiator.

### **Shower Room**

Fully tiled shower room with shower cubicle, w/c vanity wash basin, towel rail and a storage cupboard.

### **Front Garden**

The front garden is laid to lawn with a gravel and paved path leading up to the property.

### **Rear Garden**

Laid to lawn with fence surround.

### **Garage**

9' 2" x 22' ( 2.79m x 6.71m )

With up and over door and power.



***view this property online*** [williamhbrown.co.uk/Property/WBY111493](http://williamhbrown.co.uk/Property/WBY111493)



## Welcome to

## Nunburnholme Park, Hull

- GUIDE PRICE £140,000 - £150,000
- Beautifully Presented Home
- 2 Spacious Bedrooms
- Modern Shower Room
- Garage to the rear

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

guide price

**£140,000 - £150,000**

## 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 653111.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBY111493](https://www.williamhbrown.co.uk/Property/WBY111493)



Property Ref:  
WBY111493 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01482 653111**



[Willerby@williamhbrown.co.uk](mailto:Willerby@williamhbrown.co.uk)



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**