



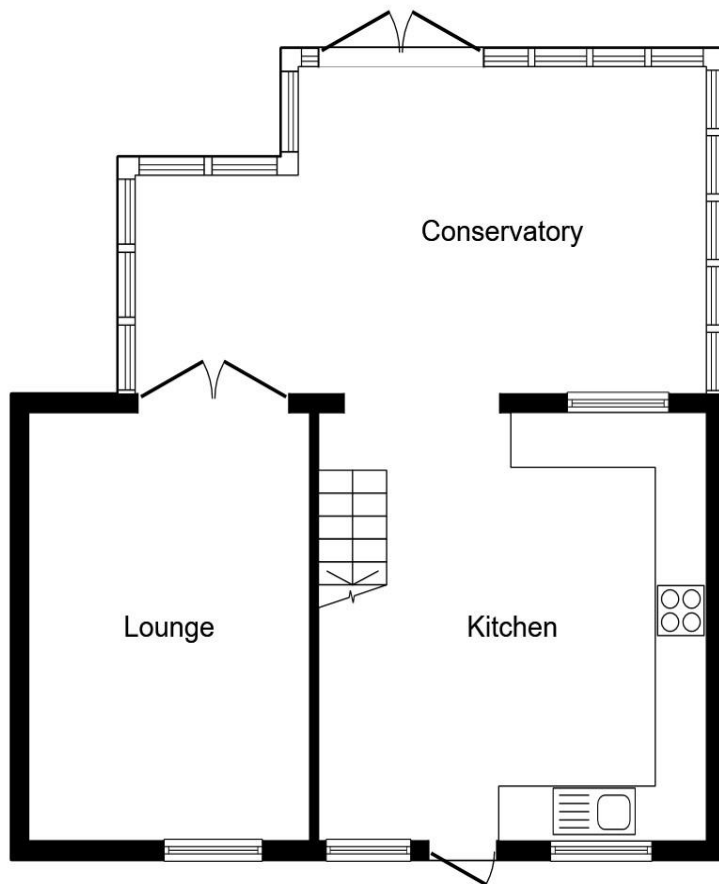
Stroud Crescent West, Bransholme, Hull, HU7 4QH

Welcome to

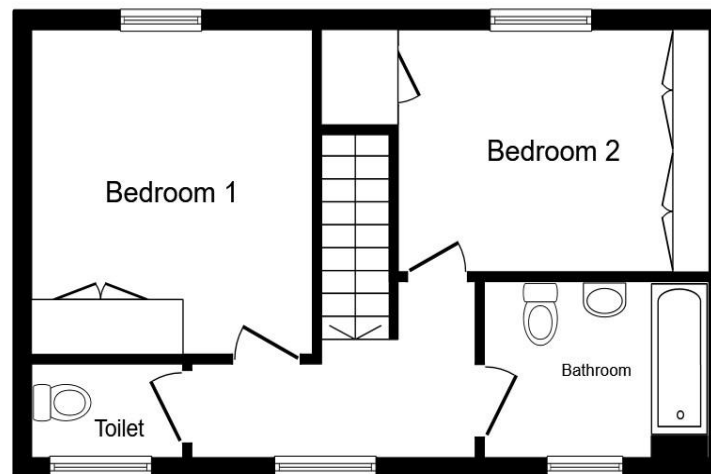
Stroud Crescent West, Bransholme, Hull

Newly refurbished two-bedroom home on Stroud Crescent West, Bransholme. Boasting a stylish media wall, sun room, kitchen with Belfast sink and utility area, built-in wardrobes, and a private parking space, this move-in-ready property is not to be missed.





Ground Floor



First Floor

Total floor area 97.4 m² (1,049 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



Lounge

14' 11" max x 10' 10" max (4.55m max x 3.30m max)

Kitchen

14' 11" max x 14' 8" max (4.55m max x 4.47m max)

Conservatory

22' max x 7' 10" max (6.71m max x 2.39m max)

Landing

Bedroom 1

10' 4" max x 8' 7" max (3.15m max x 2.62m max)

Bedroom 2

11' 11" max x 10' 10" max (3.63m max x 3.30m max)

Bathroom

8' 7" max x 6' 4" max (2.62m max x 1.93m max)

Toilet

4' 10" max x 2' 7" max (1.47m max x 0.79m max)

Agent's Note:

Please note that this property is of non-standard construction (Caspon). Please seek advice from your mortgage lender.

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

Stroud Crescent West, Bransholme, Hull

- GUIDE PRICE £90,000-£100,000
- SUN ROOM PROVIDING ADDITIONAL RECEPTION SPACE
- SPACIOUS LOUNGE WITH MEDIA WALL
- PARKING SPOT
- GREAT LOCATION FOR AMENITIES

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£90,000 - £100,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR124234



Property Ref:
HDR124234 - 0003

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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