



Walgrave Street, Hull HU5 2LT

welcome to

Walgrave Street, Hull

This three bedroom house is situated just off the bustling Newland Avenue and is close to schools, hull university, shops, cafes and great bus links to the city centre and surrounding areas.



Entrance Hall

With a door to the front leading into the property, stairs leading to the upper floor and access to the lounge and dining room.

Lounge

11' 3" x 10' 3" (3.43m x 3.12m)

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

Dining Room

10' 11" x 10' 11" (3.33m x 3.33m)

With a tall radiator and a double glazed window to the side.

Reception Room 3

13' 4" x 9' 11" (4.06m x 3.02m)

With a radiator and a double glazed bay window.

Kitchen

8' 11" x 8' 8" (2.72m x 2.64m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, plumbing for a washing machine, space for a fridge freezer, a ladder radiator, a double glazed window to the side and rear and a door leading to the rear garden.

Bedroom 1

11' 4" x 6' 8" (3.45m x 2.03m)

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

Bedroom 2

15' x 8' 6" (4.57m x 2.59m)

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

Bedroom 3

10' 3" x 8' 2" (3.12m x 2.49m)

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

Shower Room

With a W/C and a walk in shower.

Bathroom

With a W/C, a wash hand basin, a bath, a radiator and a double glazed window to the rear.

Front Garden

With a path leading to the door and a wooden fence.

Rear Garden

With a gravel area, a wooden fence and a brick shed.

Agents 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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welcome to

Walgrave Street, Hull

- CHAIN FREE
- THREE BEDROOM HOUSE
- PRIME LOCATION
- CLOSE TO SCHOOLS AND HULL UNIVERSITY
- CLOSE TO LOCAL SHOPS

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

directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on:
01482 447748

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NEA120593 - 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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