



Harbottle Way, Kingswood, Hull, HU7 3NX

Welcome to

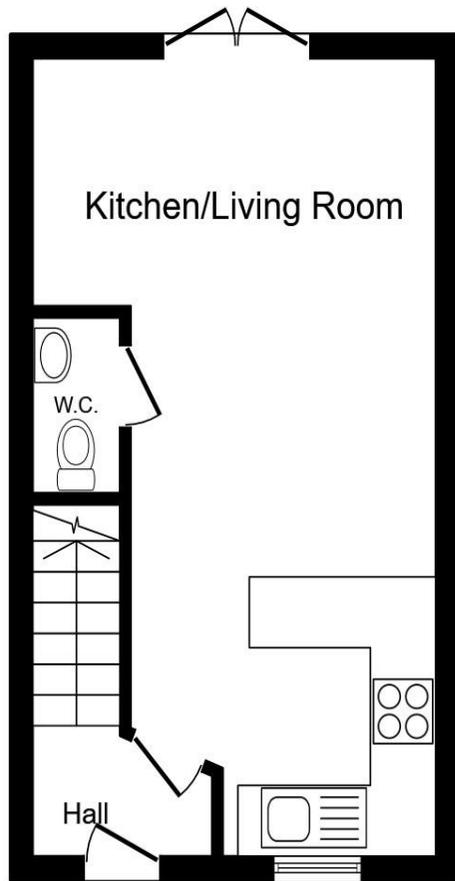
Harbottle Way, Kingswood Hull

William H. Brown are delighted to present this modern 2-bed home on Kingswood, Hull,

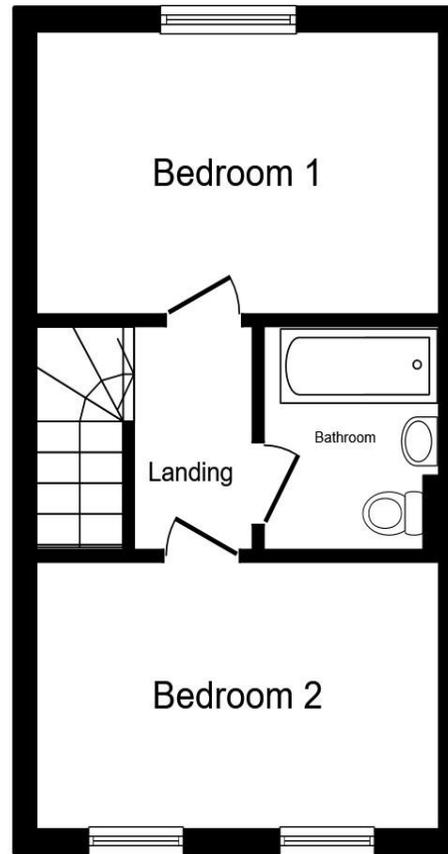
Inside is a bright lounge, a sleek kitchen, and two well-sized bedrooms, all designed for easy, low-maintenance living.

With a private garden, parking and Kingswood's shops and amenities close by.





Ground Floor



First Floor

Total floor area 50.1 m² (539 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



Entrance Porch

5' 1" max x 4' 9" max (1.55m max x 1.45m max)

WC

4' 9" max x 2' 8" max (1.45m max x 0.81m max)

Kitchen-Lounge

22' max x 12' 2" max (6.71m max x 3.71m max)

Landing

6' 2" max x 6' 2" max (1.88m max x 1.88m max)

Bedroom 1

12' 2" max x 7' 6" max (3.71m max x 2.29m max)

Bedroom 2

12' 1" max x 7' 8" max (3.68m max x 2.34m max)

Bathroom

6' max x 5' 5" max (1.83m max x 1.65m max)

Loft Storage

Agent's Note

This property has a mobile phone signal issue. Please enquire with the branch for further information.

Welcome to

Harbottle Way, Kingswood Hull

- GUIDE PRICE £140,000 - £150,000
- TWO BEDROOM MID-TERRACED HOME
- COUNCIL TAX BAND: B
- LIGHT AND AIRY INTERIORS WITH A SLEEK, MODERN FINISH
- SOUGHT-AFTER SHOPPING AND LEISURE AMENITIES

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

£140,000 - £150,000



view this property online [williamhbrown.co.uk/Property/HDR123743](https://www.williamhbrown.co.uk/Property/HDR123743)



Property Ref:
HDR123743 - 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.

Directions to this property:

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



Please note the marker reflects the postcode not the actual property



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