



Staveley Road, Hull, HU9 4UA

Welcome to

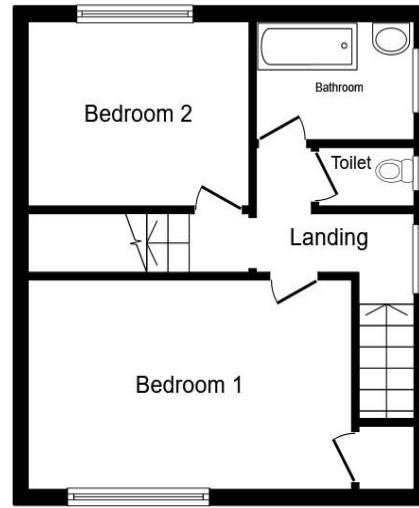
Staveley Road, Hull

William H Brown are delighted to market this chain-free two-bed property offering a spacious lounge, kitchen-diner, two generous bedrooms and a family bathroom. With ample off-street parking and a large rear garden in a sought-after area, this superb home is not to be missed.

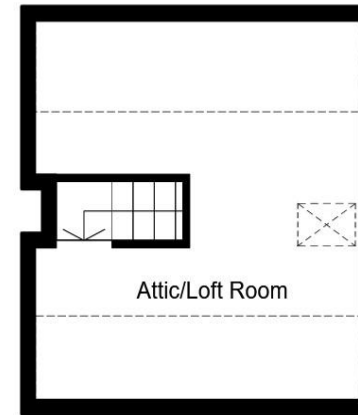




Ground Floor



First Floor



Second Floor

Total floor area 104.7 m² (1,127 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 Hall

Living Room

20' 9" max x 11' 2" max (6.32m max x 3.40m max)

Kitchen-Diner

12' 1" max x 8' 3" max (3.68m max x 2.51m max)

Utility Room

8' 8" max x 6' max (2.64m max x 1.83m max)

Rear Porch

8' max x 3' 5" max (2.44m max x 1.04m max)

Store

6' 2" max x 2' 10" max (1.88m max x 0.86m max)

Landing

Bedroom 1

14' 11" max x 9' 4" max (4.55m max x 2.84m max)

Bedroom 2

10' 6" max x 8' 1" max (3.20m max x 2.46m max)

Bathroom

7' 6" max x 5' 3" max (2.29m max x 1.60m max)

Separate Toilet

Loft Room

16' 10" max x 15' 2" max (5.13m max x 4.62m max)

Agent's Note:

Building Regulation Certification has not been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.

Welcome to

Staveley Road, Hull

- GUIDE PRICE £120,000 - £140,000
- END-TERRACE 2 BED PROPERTY
- COUNCIL TAX BAND: A
- AMPLE OFF-STREET PARKING
- FURTHER PHOTOS TO FOLLOW

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

guide price

£120,000 - £140,000



Directions to this property:

See map below for directions. For more information contact the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123662



Property Ref:
HDR123662 - 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.



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