



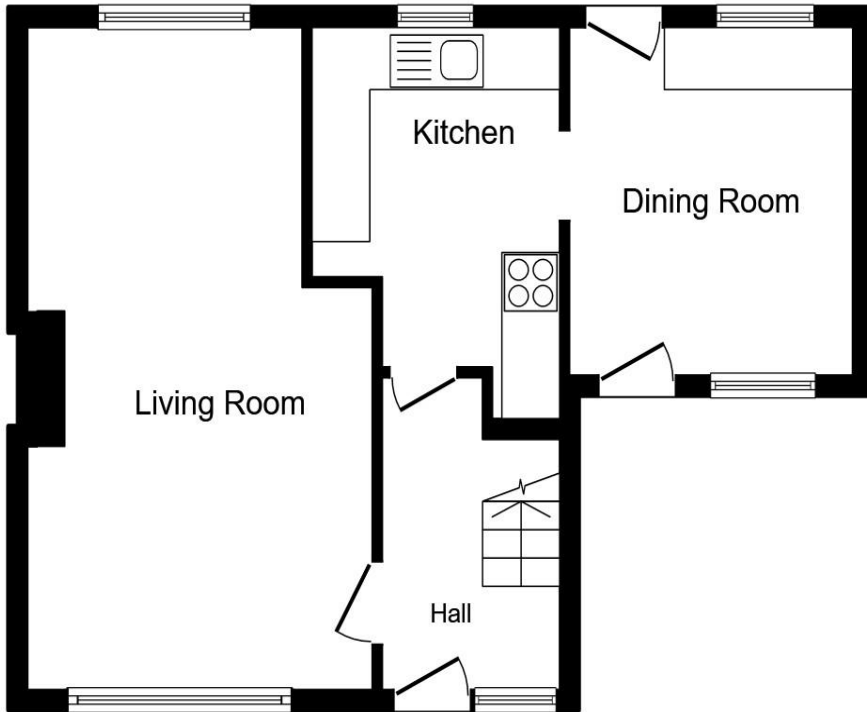
Wivern Road, Hull, HU9 4HR

Welcome to

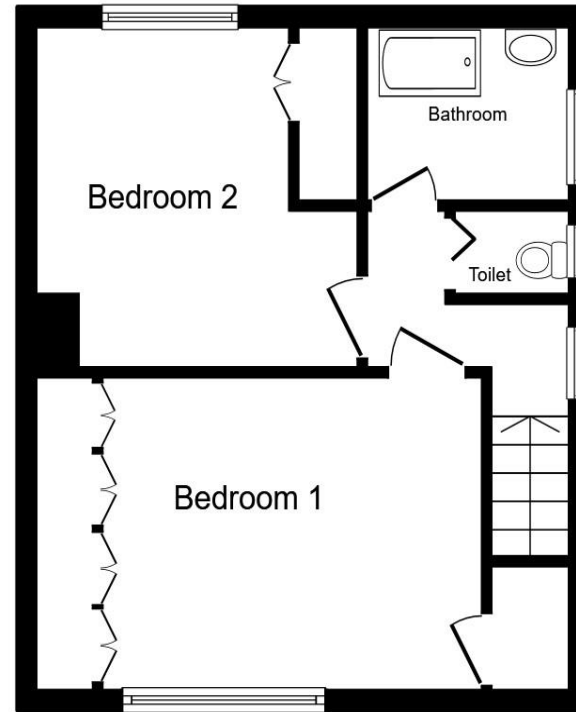
Wivern Road, Hull

William H Brown are delighted to market this spacious two-bed semi-detached home with a full-length lounge, well-kept kitchen and dining area. With two double bedrooms, bathroom, separate WC, off-street parking, and a low-maintenance yard, it offers great space and versatility.





Ground Floor



First Floor

Total floor area 80.8 m² (869 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

21' max x 11' 5" max (6.40m max x 3.48m max)

Kitchen

12' 2" max x 8' 2" max (3.71m max x 2.49m max)

Dining Room

11' max x 9' 5" max (3.35m max x 2.87m max)

Landing

Bedroom 1

13' 1" max x 9' 3" max (3.99m max x 2.82m max)

Bedroom 2

11' 5" max x 10' 6" max (3.48m max x 3.20m max)

Bathroom

7' 3" max x 5' 2" max (2.21m max x 1.57m max)

Toilet

3' 6" max x 2' 5" max (1.07m max x 0.74m max)

Welcome to

Wivern Road, Hull

- GUIDE PRICE £120,000 - £130,000
- 2 BED SEMI-DETACHED PROPERTY
- COUNCIL TAX BAND: A
- CONVERTED OUTBUILDING
- WELL-MAINTAINED THROUGHOUT

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£120,000 - £130,000

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

view this property online williamhbrown.co.uk/Property/HDR123628



Property Ref:
HDR123628 - 0002

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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