

The Cedars, Hull HU5 2JT

welcome to

The Cedars, Hull

Located on The Cedars, this 2 bedroom mid terrace property is an ideal house for first time buyers and investors as it can be sold either vacant or with tenants in situ and is located close to local amenities and has easy bus routes into the city centre.



Lounge

12' 2" x 8' 4" (3.71m x 2.54m)

With a door to the front leading into the property, there is a radiator and a double glazed window to the front.

Kitchen/ Dining Room

17' 4" x 11' 9" (5.28m x 3.58m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, space for a cooker, space for a fridge freezer, plumbing for a washing machine, a radiator and a double glazed window to the rear.

Bedroom 1

11' 7" x 10' 4" plus recess (3.53m x 3.15m plus recess)

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

Bedroom 2

10' x 8' 7" (3.05m x 2.62m)

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

Bathroom

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



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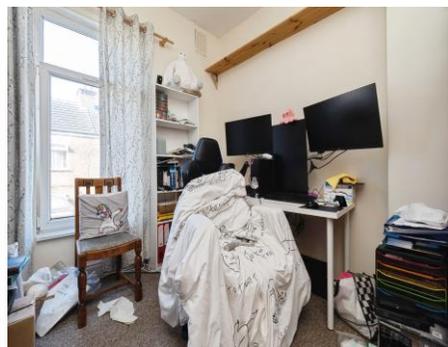
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The Cedars, Hull

- Can be sold vacant or with tenants in situ
- Close to local amenities
- Easy bus routes into city centre
- Convenient location

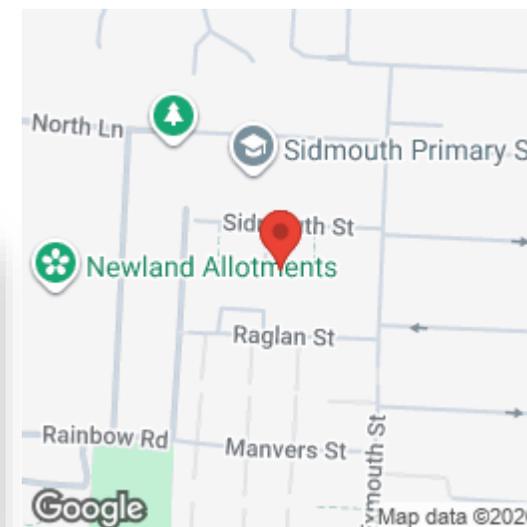
Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in the region of
£80,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120372 - 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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