



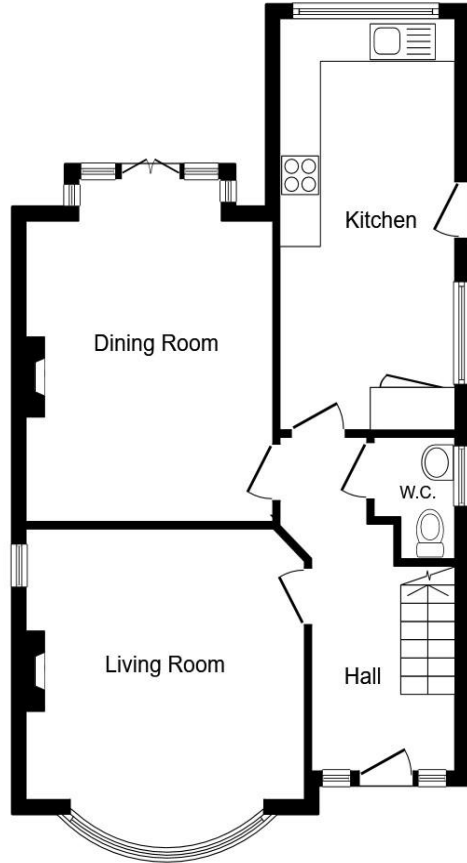
Maybury Road, Hull, HU9 3LN

Welcome to

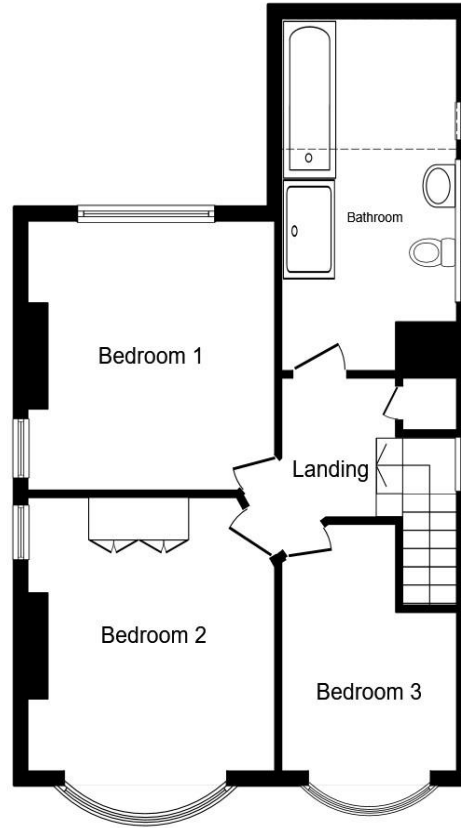
Maybury Road, Hull

A Charming Three Bedroom Detached Home on Maybury Road, Hull. Homes of this style, with such generous parking and original features, are seldom available in this area. This is a fantastic opportunity to secure a charming, detached property. A spacious home with plenty of personality!





Ground Floor



First Floor

Entrance Hall

14' max x 6' 1" max (4.27m max x 1.85m max)

Living Room

15' max x 13' max (4.57m max x 3.96m max)

Dining Room

15' max x 11' 1" max (4.57m max x 3.38m max)

Kitchen

19' max x 7' 11" max (5.79m max x 2.41m max)

WC

4' max x 4' max (1.22m max x 1.22m max)

Landing

9' max x 4' 1" max (2.74m max x 1.24m max)

Bedroom 1

12' max x 14' max (3.66m max x 4.27m max)

Bedroom 2

13' max x 12' max (3.96m max x 3.66m max)

Bedroom 3

13' max x 6' 1" max (3.96m max x 1.83m max)

Bath/Shower Room

13' max x 7' max (3.96m max x 2.13m max)

Agent's Note:

We understand that work to the structure of the property has been undertaken and completed. Please contact the branch for further details.

Total floor area 119.3 m² (1,284 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



Welcome to

Maybury Road, Hull

- GUIDE PRICE £260,000 - £280,000
- CHAIN FREE
- BURSTING WITH ORIGINAL CHARACTER FEATURES
- COUNCIL TAX BAND: C
- LARGE DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£260,000 - £280,000



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/HDR123642



Property Ref:
HDR123642 - 0003

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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