



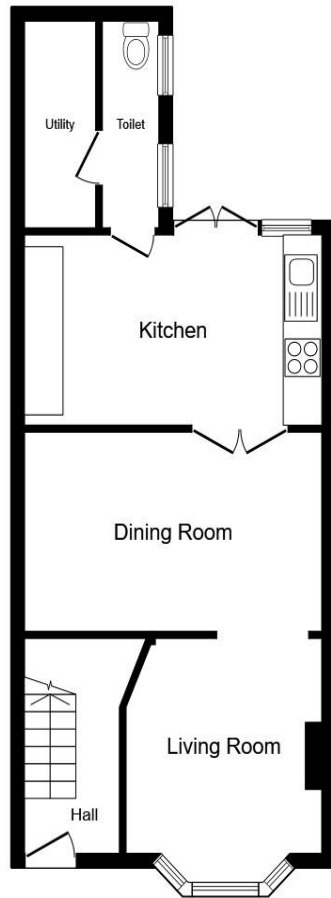
**Rustenburg Street, Hull, HU9 2PP**

**Welcome to**

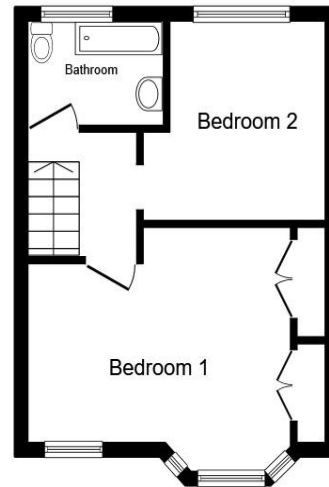
**Rustenburg Street, Hull**

READY-TO-MOVE-IN! Two-bedroom mid-terrace property with modern kitchen, bathroom and private rear garden on Rustenburg Street, Hull.





**Ground Floor**



**First Floor**

Total floor area 77.6 m<sup>2</sup> (836 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](http://www.propertybox.io)



**Entrance Hall**

**Lounge**

10' 4" max x 9' 9" max ( 3.15m max x 2.97m max )

**Dining Room**

15' 7" max x 9' 1" max ( 4.75m max x 2.77m max )

**Kitchen**

14' 6" max x 8' 9" max ( 4.42m max x 2.67m max )

**Wc**

10' 1" max x 2' 6" max ( 3.07m max x 0.76m max )

**Utility / Storage Area**

10' 2" max x 3' 5" max ( 3.10m max x 1.04m max )

**Landing**

**Bedroom 1**

13' 6" max x 12' 8" max ( 4.11m max x 3.86m max )

**Bedroom 2**

10' 8" max x 10' max ( 3.25m max x 3.05m max )

**Bathroom**

11' max x 4' 10" max ( 3.35m max x 1.47m max )

**Welcome to**

## **Rustenburg Street, Hull**

- GUIDE PRICE £110,000 - £130,000
- TWO WELL-PROPORTIONED BEDROOMS
- MODERN KITCHEN AND BATHROOM
- PRIVATE LOW-MAINTENANCE REAR GARDEN
- READY-TO-MOVE-IN CONDITION

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£110,000 - £130,000**

### **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/HDR123961](http://williamhbrown.co.uk/Property/HDR123961)



Property Ref:  
HDR123961 - 0004

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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.



**william h brown**



**01482 327913**



[HoldernessRd@williamhbrown.co.uk](mailto:HoldernessRd@williamhbrown.co.uk)



358-360 Holderness Road, HULL, East Yorkshire, HU9 3DQ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**