



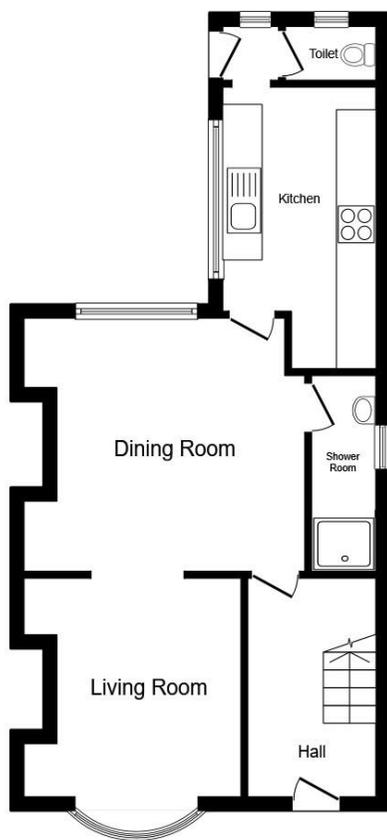
Brindley Street, Hull, HU9 3BH

Welcome to

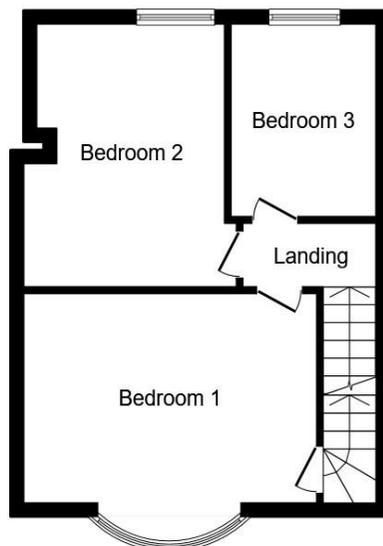
Brindley Street, Hull

William H Brown are delighted to present this charming three-bedroom home on Brindley Street. Offering comfort, ample space and a generous garden perfect for those summer BBQ's. The property also benefits from loft space, ideal for those who need the extra room.

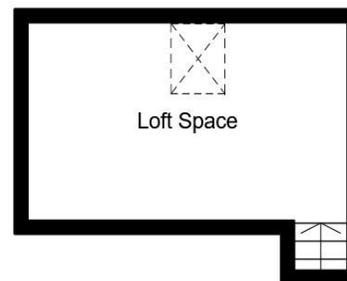




Ground Floor



First Floor



Second Floor

Total floor area 100.2 m² (1,078 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

10' max x 5' max (3.05m max x 1.52m max)

Lounge

11' max x 10' max (3.35m max x 3.05m max)

Dining Room

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

Kitchen

13' 10" max x 7' 11" max (4.22m max x 2.41m max)

Wc

4' max x 2' 10" max (1.22m max x 0.86m max)

Shower Room

9' max x 4' max (2.74m max x 1.22m max)

Bedroom 1

13' max x 9' 10" max (3.96m max x 3.00m max)

Bedroom 2

12' 6" max x 9' max (3.81m max x 2.74m max)

Bedroom 3

9' max x 7' max (2.74m max x 2.13m max)

Loft Space

16' max x 9' max (4.88m max x 2.74m max)
Not converted to building regulations.

Agent's Note

We have been unable to verify that Building Regulation Certification has 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.

Agent's Note

There is a easement on the title, please enquire with the branch

Welcome to

Brindley Street, Hull

- GUIDE PRICE £150,000 - £160,000
- 3 BEDROOMS
- LOFT CONVERSION (NOT TO BUILDING REGULATIONS)
- GENEROUS GARDEN
- MODERN KITCHEN

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

guide price

£150,000 - £160,000

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/HDR123621



Property Ref:
HDR123621 - 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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