



Hotham Road South, Hull HU5 5LE

Welcome to

Hotham Road South, Hull

GUIDE PRICE £110,000 - £120,000

Lovely Home On Hotham Road South with - Entrance Porch, Lounge, Dining Room, Kitchen/Diner, W/C, 2 Bedrooms, Bathroom, Gardens, Off Street Parking & Garage! Book your viewing today!



Entrance Porch

With double glazed door to the front.

Lounge

With double glazed window to the front, feature fireplace housing gas fire, television point, radiator, coving to the ceiling and stairs to the First Floor.

Dining Room

With radiator, storage cupboard, coving to the ceiling and internal window into the Kitchen.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, plumbing for an automatic washing machine, radiator, double glazed window to the rear and double glazed door leading to the Rear Garden.

W/C

With low level wc.

First Floor

Landing

With loft access.

Bedroom 1

With double glazed window to the front, radiator, coving to the ceiling and fitted wardrobes.

Bedroom 2

With double glazed window to the rear, radiator and central heating boiler.

Bathroom

Bathroom with bath, wash hand basin and double glazed window to the rear.

Outside

Front Garden

With path, fencing and gravelled driveway providing off street parking.

Rear Garden

With paved patio areas, fencing, borders and rear access gate leading to the tenfoot.

Garage

Garage with power, rear access door and up and over door.



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Welcome to

Hotham Road South, Hull

- GUIDE PRICE £110,000 - £120,000
- 2 Bedroom Home On Hotham Road South
- Ideal For First Time Buyers & Investors
- Lounge, Dining Room & Kitchen/Diner
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£110,000 - £120,000



Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBY111381](https://www.williamhbrown.co.uk/Property/WBY111381)



Property Ref:
WBY111381 - 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.

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