



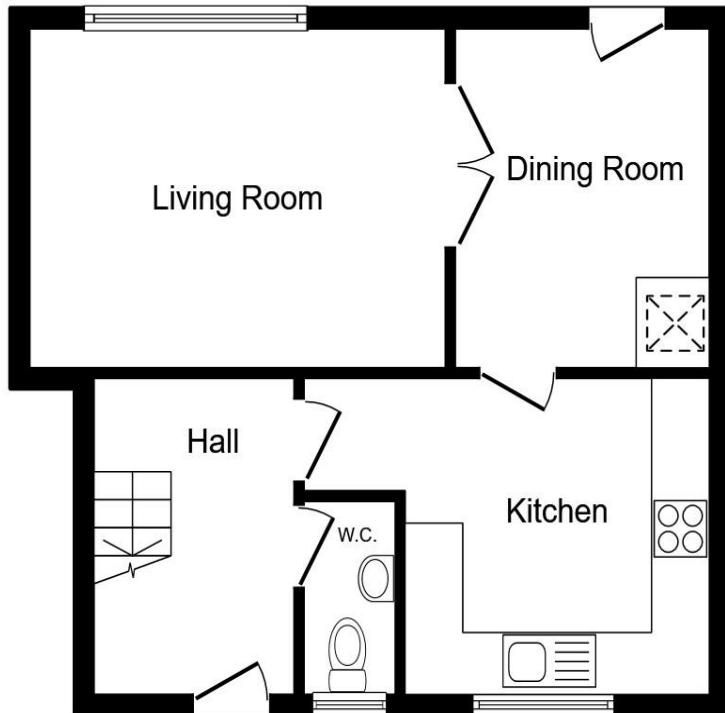
**Haydock Garth, Bransholme, Hull, HU7 4LW**

**Welcome to**

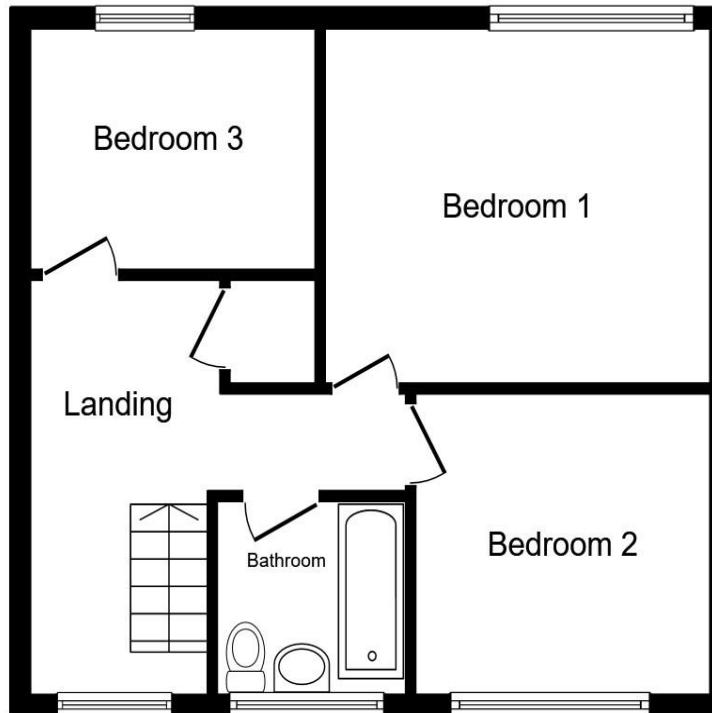
## **Haydock Garth, Bransholme, Hull**

William H Brown are delighted to market this three-bed end-terraced home on Haydock, Hull, offered with tenants in situ. The ground floor includes a modern kitchen, spacious dining area, living room and a downstairs WC. Upstairs offers two generous bedrooms and a versatile third. Viewings advised!





**Ground Floor**



**First Floor**

Total floor area 88.8 m<sup>2</sup> (956 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**

### **Living Room**

14' 2" max x 10' 9" max ( 4.32m max x 3.28m max )

### **Dining Room**

8' max x 8' 8" max ( 2.44m max x 2.64m max )

### **Kitchen**

13' 10" max x 10' max ( 4.22m max x 3.05m max )

### **Downstairs Cloakroom**

### **Landing**

### **Bedroom 1**

13' max x 11' 3" max ( 3.96m max x 3.43m max )

### **Bedroom 2**

10' max x 9' 7" max ( 3.05m max x 2.92m max )

### **Bedroom 3**

9' 9" max x 7' 8" max ( 2.97m max x 2.34m max )

### **Bathroom**

6' 5" max x 6' 2" max ( 1.96m max x 1.88m max )

### **Agent's Note:**

This property is of Wimpey No Fines Mark II construction, please seek confirmation of lending ability and liaise with your conveyancer.

## Welcome to

### Haydock Garth, Bransholme, Hull

- CURRENTLY BEING SOLD WITH TENANTS IN SITU
- 3 BED END-TERRACED PROPERTY
- GREAT CONDITION THROUGHOUT
- ENQUIRE FOR EXISTING RENTAL YIELD INFORMATION
- TURNKEY INVESTMENT OPPORTUNITY
- COUNCIL TAX BAND: A

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£110,000**



view this property online [williamhbrown.co.uk/Property/HDR123547](http://williamhbrown.co.uk/Property/HDR123547)

#### Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 327913.



Please note the marker reflects the postcode not the actual property



Property Ref:  
HDR123547 - 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



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