



Levisham Close, Hull HU6 8AB

welcome to

Levisham Close, Hull

This one bedroom ground floor flat is on the market and is perfect for first time buyers or those looking to downsize. The property benefits from being close to local shops and good bus links.



William H Brown welcome this ground floor flat to the market. Situated on Levisham Close, the property benefits from being walking distance to the local shops and great bus links to the city centre and surround area.

The property consists of one reception room complete with french style doors, giving the room a bright appearance, a fully fitted kitchen and bathroom and a bedroom. The property is perfect for first time buyers or those looking to downsize.

Viewings are essential to appreciate what this property has to offer.

Entrance Hall

Lounge

15' 8" x 9' 11" (4.78m x 3.02m)

Kitchen

8' 11" x 8' 5" (2.72m x 2.57m)

Bedroom 1

11' 7" x 10' 2" (3.53m x 3.10m)



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welcome to

Levisham Close, Hull

- CHAIN FREE
- GROUND FLOOR FLAT
- CLOSE TO LOCAL SHOPS
- GREAT BUS LINKS TO CITY CENTRE

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£60,000

directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120730 - 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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