



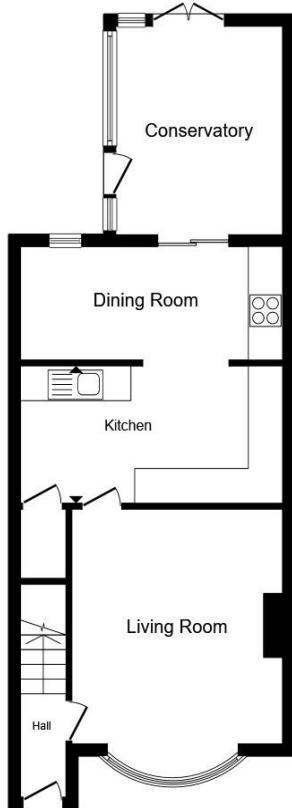
Steynburg Street, Hull, HU9 2PG

Welcome to

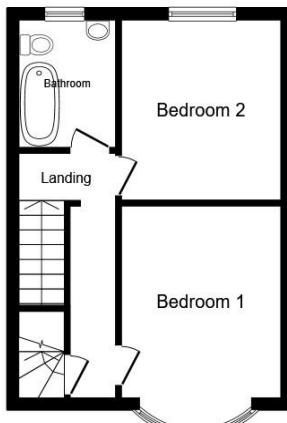
Steynburg Street, Hull

William H Brown are delighted to market this two-bed family home with a loft conversion (no regs). A generous lounge leads to the kitchen, dining area and conservatory. Upstairs offers two spacious bedrooms and a modern bathroom. Externally is a two-car driveway and a rear yard.

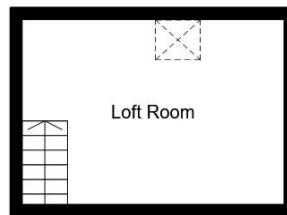




Ground Floor



First Floor



Second Floor

Total floor area 97.9 m² (1,053 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

Living Room

12' 3" max x 11' 9" max (3.73m max x 3.58m max)

Kitchen

18' 2" max x 8' 9" max (5.54m max x 2.67m max)

Dining Room

14' 1" max x 6' 5" max (4.29m max x 1.96m max)

Conservatory

12' 1" max x 9' 3" max (3.68m max x 2.82m max)

Landing

Bedroom 1

12' 9" max x 8' max (3.89m max x 2.44m max)

Bedroom 2

9' 8" max x 7' 9" max (2.95m max x 2.36m max)

Bathroom

7' 3" max x 6' 9" max (2.21m max x 2.06m max)

Second Floor

Loft Space

18' 2" max x 10' 3" max (5.54m max x 3.12m max)

Agent's Note:

Building Regulation Certification has not 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:

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Welcome to

Steynburg Street, Hull

- GUIDE PRICE £120,000 - £130,000
- 2 BED MID TERRACED PROPERTY
- COUNCIL TAX BAND: A
- CONVERTED LOFT (NOT TO REGS)
- EXCELLENT CONDITION THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

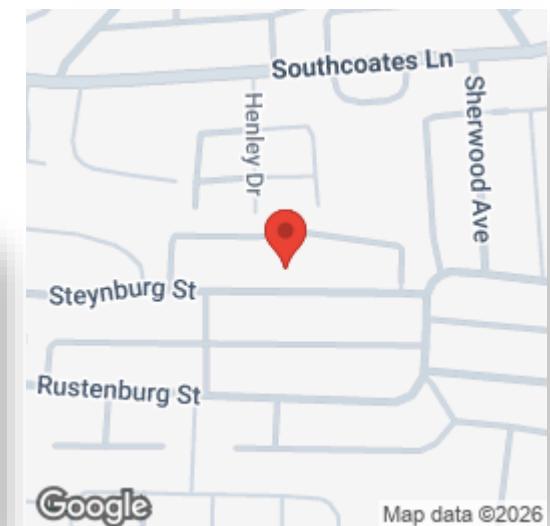
£120,000 £130,000



view this property online williamhbrown.co.uk/Property/HDR121615

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:
HDR121615 - 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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