



**Victor Street, Hull, HU9 2EY**

## Welcome to

### Victor Street, Hull

Spacious end-terrace home offering excellent privacy and generous living space. Features a modern kitchen, large living room, conservatory, and downstairs WC. Three bedrooms upstairs. Enjoy front and rear gardens with mature trees, plus added space from the end position. Viewings advised!





**Ground Floor**

**First Floor**

Total floor area 107.2 m<sup>2</sup> (1,154 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**

**Lounge**

15' 8" max x 15' 7" max ( 4.78m max x 4.75m max )

**Kitchen**

15' 6" max x 9' 5" max ( 4.72m max x 2.87m max )

**Conservatory**

9' 11" max x 7' 7" max ( 3.02m max x 2.31m max )

**Wc**

15' 6" max x 9' 5" max ( 4.72m max x 2.87m max )

**Landing**

**Bedroom 1**

13' 4" max x 9' 6" max ( 4.06m max x 2.90m max )

**Bedroom 2**

12' 8" max x 8' 10" max ( 3.86m max x 2.69m max )

**Bedroom 3**

8' 9" max x 6' 7" max ( 2.67m max x 2.01m max )

**Bathroom**

6' 5" max x 5' 8" max ( 1.96m max x 1.73m max )

**Agent's Note**

Please note that this property is of non-standard construction. Please seek advice from your mortgage lender.

## Welcome to

## Victor Street, Hull

- 3 BED END-TERRACE PROPERTY
- DOWNSTAIRS WC
- EXCELLENT STORAGE & UTILITY SPACE
- FRONT & REAR GARDEN
- SPACIOUS RECEPTION AREAS

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

offers over

# £120,000



## directions to this property:

Please 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/HDR124012](http://williamhbrown.co.uk/Property/HDR124012)



Property Ref:  
HDR124012 - 0002

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