



Duesbery Street, Hull HU5 3QE

welcome to

Duesbery Street, Hull

A well presented three bedroom mid terrace home conveniently located close to local amenities. The property offers three good sized bedrooms, a recently updated family bathroom, and comfortable living accommodation throughout, making it an ideal choice for families, first time buyers, or investors.



Entrance Hall

With a door to the front leading into the property, stairs leading to the upper floor and access to the lounge, dining room and kitchen.

Lounge

13' 2" max x 14' 3" max (4.01m max x 4.34m max)

A spacious living area with a feature fireplace, a radiator and a double glazed bay window to the front.

Dining Room

11' 8" max x 13' 11" max (3.56m max x 4.24m max)

With a radiator and a double glazed window to the rear.

Kitchen

12' 11" x 9' 6" (3.94m x 2.90m)

Housing a fitted modern kitchen with a range of wall and base units, complementing work surfaces, a integrated double oven, a gas hob, a cooker hood, a integrated fridge freezer, a radiator, a double glazed window to the side and a door to the utility.

Utility Room

9' 11" x 9' 1" (3.02m x 2.77m)

With plumbing for a washing machine, access to the ground floor W/C and a door leading to the rear garden.

Ground Floor W/C

With a W/C and a wash hand basin.

Bedroom 1

17' 4" x 14' 6" (5.28m x 4.42m)

A good sized main bedroom with a storage cupboard, a radiator and a double glazed bay window to the front.

Bedroom 2

11' 7" x 11' 10" (3.53m x 3.61m)

With a radiator and a double glazed window to the rear.

Bedroom 3

10' x 16' 7" (3.05m x 5.05m)

With a radiator and a double glazed window to the rear and the side.

Bathroom

With a W/C, a vanity wash hand basin, a bath with a mixer tap and a ladder radiator.

Front Garden

With a path to the front door, and a wooden fence.

Rear Garden

A paved garden with a brick wall, a wooden fence and a wooden gate.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/NEA120750



welcome to

Duesbery Street, Hull

- CHAIN FREE
- FRESHLY RENOVATED
- PERFECT FOR FAMILIES
- CLOSE TO LOCAL SHOPS
- CLOSE TO GREAT BUS ROUTES TO CITY CENTRE

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

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.

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120750



Property Ref:
NEA120750 - 0003

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.



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk