









welcome to

Amanda Close, Hull

Situated in this ever popular location, the property is close to an array of amenities with excellent transport links to the City Centre.













Entrance Hall

With a door to the front leading into the property, there is a gas heater and access to the rest of the bungalow.

Lounge

13' 6" x 10' 11" (4.11m x 3.33m)

With a feature fireplace, a radiator and a double glazed window to the front.

Dining Room

9' 8" x 9' 4" (2.95m x 2.84m)

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

Kitchen

10' 11" x 6' 10" (3.33m x 2.08m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, plumbing for a washing machine, space for a cooker, space for a fridge freezer and a window to the side.

Bedroom 1

 6° 5" to front of wardrobe x 8° (1.96m to front of wardrobe x 2.44m)

With fitted wardrobes, a radiator and a double glazed window to the front.

Bedroom 2

12' 4" x 8' 7" (3.76m x 2.62m)

With fitted wardrobes, a radiator and a double glazed window to the rear.

Bathroom

With a W/C, a wash hand basin, a bath with shower over and a radiator.

Front Garden

With a path leading to the door, a gravel area, a driveway leading to the garage, shrubs, a wrought iron fence with a pedestrian gate and gates over the drive way and access to the rear garden.

Rear Garden

With a paved area, a graveled area, a wooden fence and access to the front garden.





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- Chain free
- 2 bedroom bungalow
- · Off road parking
- Close to local amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£130,000





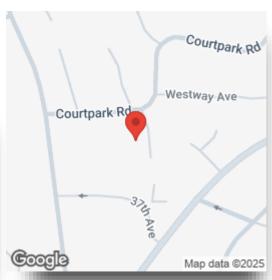
directions to this property:

on: 01482 447748

See below map for property location, for more information on

the local area, please contact your local residential sales team





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120199



Property Ref: NEA120199 - 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.





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