



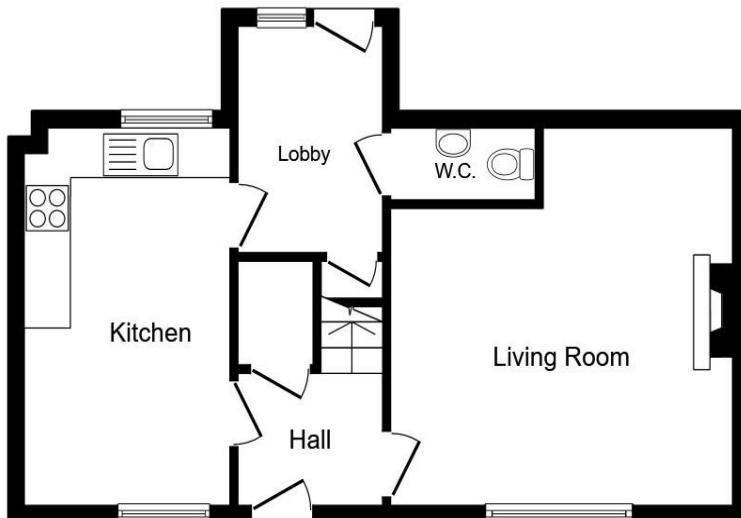
**Porlock Drive, Bransholme, Hull, HU7 4HZ**

**Welcome to**

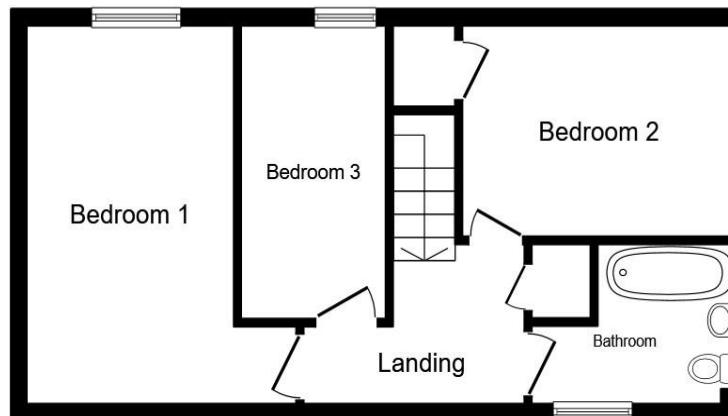
**Porlock Drive, Bransholme, Hull**

William H Brown are delighted to market this 3-bed end terrace property in Hull with excellent potential to modernise. Generous living room, large kitchen, downstairs WC, two sizeable bedrooms plus versatile third. Rear garden and garage. Ideal project, offered chain free!





**Ground Floor**



**First Floor**

Total floor area 86.0 m<sup>2</sup> (925 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**

**Wc**

**Lounge**

15' max x 14' 7" max ( 4.57m max x 4.45m max )

**Kitchen**

14' 11" max x 8' 9" max ( 4.55m max x 2.67m max )

**Lobby**

9' max x 6' 2" max ( 2.74m max x 1.88m max )

**Landing**

**Bedroom 1**

11' 5" max x 10' max ( 3.48m max x 3.05m max )

**Bedroom 2**

11' 10" max x 8' 3" max ( 3.61m max x 2.51m max )

**Bedroom 3**

11' 9" max x 5' 7" max ( 3.58m max x 1.70m max )

**Bathroom**

8' 11" max x 6' 4" max ( 2.72m max x 1.93m max )

**Agent's Note**

The property is of Rationalised Traditional Construction. Please seek confirmation of lending ability and liaise with your conveyancer.

## Welcome to

### Porlock Drive, Bransholme Hull

- GUIDE PRICE £70,000 - £80,000
- 3 BED END-TERRACED HOME
- CHAIN FREE
- POTENTIAL FOR MODERNISATION
- DOWNSTAIRS WC AND FAMILY BATHROOM

Tenure: Freehold EPC Rating: D

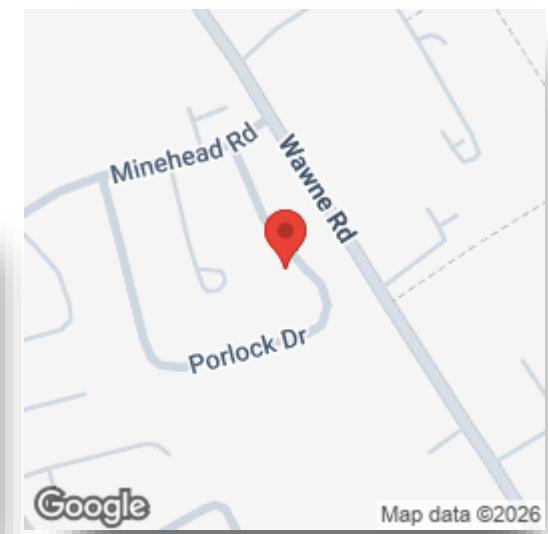
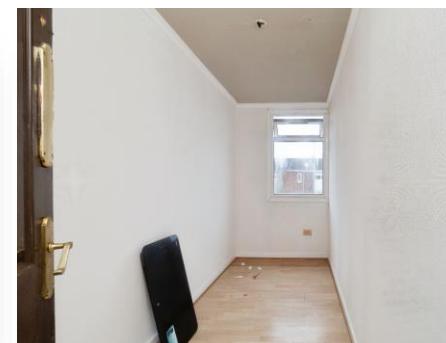
Council Tax Band: A

guide price

**£70,000 - £80,000**

#### Directions to this property:

See map below for directions. For more information contact the branch on 01482 327913.



**view this property online** [williamhbrown.co.uk/Property/HDR122916](http://williamhbrown.co.uk/Property/HDR122916)

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.



Property Ref:  
HDR122916 - 0002

 **william h brown**



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