



Clumber Street, Hull HU5 3RL

welcome to

Clumber Street, Hull

Located on Clumber Street, this 3 bedroom property is close to local amenities, is an ideal investment opportunity and is situated in a convenient location.



Lounge

13' 4" x 10' 2" (4.06m x 3.10m)

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

Dining Room

13' 5" x 11' (4.09m x 3.35m)

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

Kitchen

9' 10" x 7' 10" (3.00m x 2.39m)

Housing a modern fitted kitchen with a range of wall and base units, contrasting work surfaces, a sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, space for a fridge freezer, plumbing for a washing machine, a radiator, a double glazed window to the side and access to the back hall.

Back Hall

With access to the ground floor bathroom and a door leading to the rear garden

Ground Floor Bathroom

With a W/C, a wash hand basin, a bath with a shower, a radiator and a double glazed window to the rear.

Bedroom 1

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

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

Bedroom 2

11' x 7' plus recess (3.35m x 2.13m plus recess)

With a storage cupboard, a radiator and a double glazed window to the rear.

Bedroom 3

9' 10" x 8' (3.00m x 2.44m)

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

Front Garden

With a path to the front door and a brick wall surround.

Rear Garden

An easy to maintain yard with a brick wall surround and a wooden gate.



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Clumber Street, Hull

- Located on the Dukeries
- Convenient location
- Close to local amenities
- Ideal investment opportunity

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

offers in the region of

£110,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120435 - 0002

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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