





Cottingham Avenue Osborne Street, Hull HU1 2PP

william h brown

welcome to

Cottingham Avenue Osborne Street, Hull

Notice Of Offer

Property Address: 2 Cottingham Avenue

We advise that an offer has been made for the above property in the sum of £67,500. Any persons wishing to increase on this offer should notify the













Lounge
10' 8" x 12' 11" plus bay (3.25m x 3.94m plus bay)
A good space with a feature fireplace, a storage cupboard, a radiator and a double glazed bay window to the front.

Kitchen
12' 2" x 10' 4" (3.71m x 3.15m)
Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, space for a cooker, space for a fridge freezer, plumbing for a washing machine, a radiator and a double glazed window to the rear.

Bedroom 1
14' 1" x 9' 10" (4.29m x 3.00m)
A spacious main bedroom with a feature fireplace, a radiator and a double glazed window to the front.

Bedroom 2
11' 7" x 6' 2" (3.53m x 1.88m)
With a radiator and a double glazed window to the rear.

Bedroom 3
7' 7" x 8' 6" (2.31m x 2.59m)
With a radiator and a double glazed window to the rear.

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

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.

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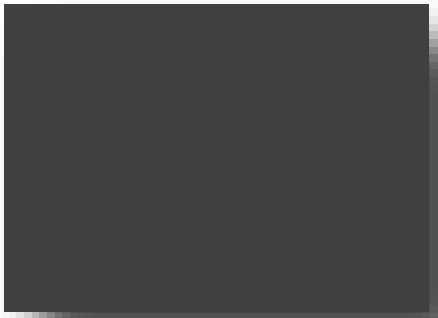
- City Centre Location
- 3 Bedroom house
- Investment opportunity
- Close to bus and train station
- Local amenities

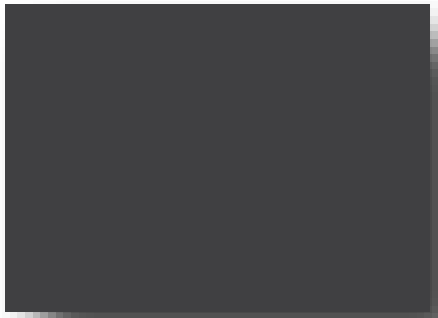
Tenure: Freehold EPC Rating: D
Council Tax Band: A

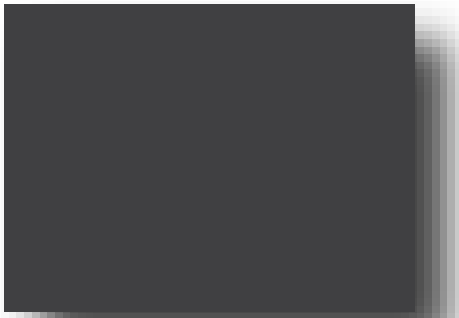
directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748

£65,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120109

The Property Ombudsman

Property Ref:
NEA120109 - 0010

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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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.