



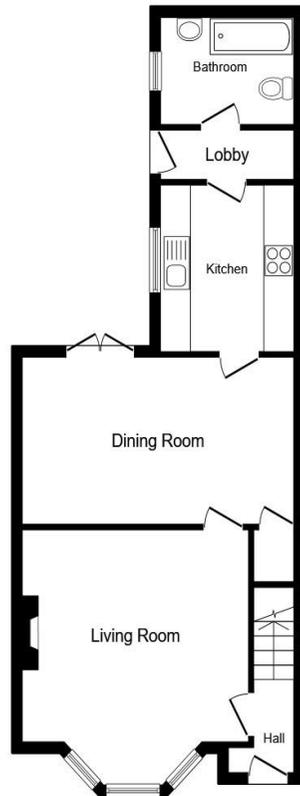
**Lee Street, Hull, HU8 8NP**

## Welcome to

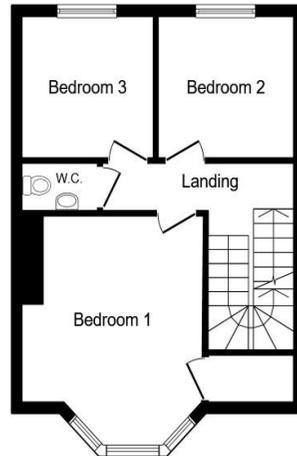
### Lee Street, Hull

Take a look at this immaculate three-bedroom home, complete with a generous, versatile loft space. Beautifully maintained and ready to move straight into, the property offers well-arranged living accommodation, a convenient downstairs bathroom ideal after visits to nearby east park!

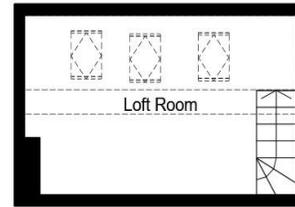




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 113.9 m<sup>2</sup> (1,226 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**

5' max x 2' 11" max ( 1.52m max x 0.89m max )

**Lounge**

14' max x 12' max ( 4.27m max x 3.66m max )

**Dining Room**

15' max x 9' 11" max ( 4.57m max x 3.02m max )

**Kitchen**

9' 11" max x 8' max ( 3.02m max x 2.44m max )

**Bathroom**

8' max x 6' max ( 2.44m max x 1.83m max )

**Landing**

11' max x 2' 10" max ( 3.35m max x 0.86m max )

**Bedroom 1**

13' max x 11' max ( 3.96m max x 3.35m max )

**Upstairs WC**

5' max x 2' 10" max ( 1.52m max x 0.86m max )

**Bedroom 2**

8' max x 8' max ( 2.44m max x 2.44m max )

**Bedroom 3**

8' max x 8' max ( 2.44m max x 2.44m max )

**Landing**

10' 11" max x 1' max ( 3.33m max x 0.30m max )

**Loft Space**

17' max x 10' max ( 5.18m max x 3.05m max )

**Agent's Note**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is a relative of an Employee of the Connells Group of companies

**Agent's Note**

We have been unable to verify that Building Regulation Certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.

## Welcome to

### Lee Street, Hull

- GUIDE PRICE £150,000 - £160,000
- 3 BEDROOMS
- GENEROUS LOFT SPACE (NOT TO BUILDING REGULATIONS)
- IMMACULATE
- MOVE IN READY

Tenure: Freehold EPC Rating: C

Council Tax Band: A

### Directions to this property:

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

## £150,000 - £160,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR120284](http://williamhbrown.co.uk/Property/HDR120284)



Property Ref:  
HDR120284 - 0002

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.



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