

Oban Avenue, Hull, HU9 3NJ

william h brown

Welcome to

Oban Avenue, Hull

A beautifully presented three-bedroom property featuring impressive high ceilings, stunning bay windows, a versatile conservatory and a sizeable rear garden perfect for families and entertaining.















Total floor area 104.0 m² (1,119 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

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Entrance Hall
11' 3" max x 5' 5" max (3.43m max x 1.65m max)

Lounge
13' 2" max x 11' 2" max (4.01m max x 3.40m max)

Dining Room
17' 3" max x 10' 9" max (5.26m max x 3.28m max)

Kitchen
12' 7" max x 8' 7" max (3.84m max x 2.62m max)

Conservatory
9' 6" max x 9' max (2.90m max x 2.74m max)

Landing
7' 9" max x 2' 4" max (2.36m max x 0.71m max)

Bedroom 1
13' 4" max x 12' 7" max (4.06m max x 3.84m max)

Bedroom 2
13' 2" max x 11' max (4.01m max x 3.35m max)

Bedroom 3
7' 9" max x 6' 9" max (2.36m max x 2.06m max)

Bathroom
8' 4" max x 5' 8" max (2.54m max x 1.73m max)

Agent's Note:
Please note that this sale is reliant on Grant of Probate. Contact the office for more information.

Agent's 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.

Agent's Note:
Please note we are unable to verify all material information on the property. For more information contact the branch.

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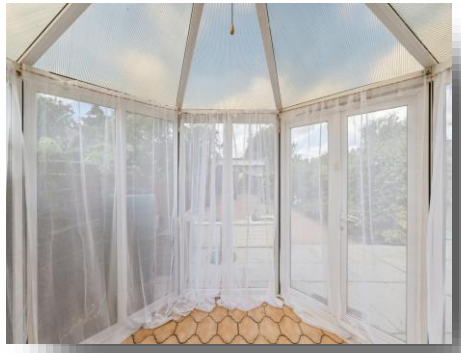
- GUIDE PRICE £130,000 - £140,000
- 3 BEDROOMS
- CHAIN FREE
- CONSERVATORY
- LARGE GARDEN

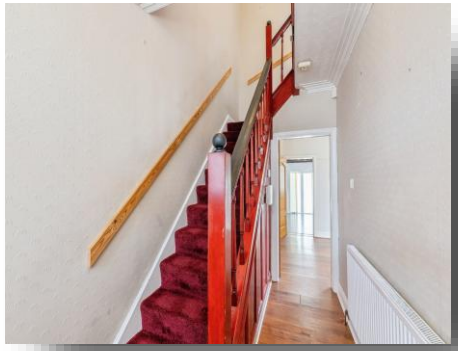
Tenure: Freehold EPC Rating: D
Council Tax Band: A

Directions to this property:

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

£130,000 - £140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR124216

The Property Ombudsman

Property Ref:
HDR124216 - 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.

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.

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