



Green Island, Bilton, Hull, HU11 4EW

Welcome to

Green Island, Bilton, Hull

William H Brown present this semi-detached dormer bungalow in Bilton, Hull, offering a spacious lounge-diner, front kitchen and three bedrooms including a first-floor master. Requires modernisation, with a wrap-around garden and detached garage adding excellent potential.



Lounge-Diner

16' 1" x 11' 3" (4.90m x 3.43m)

Kitchen

8' 11" x 8' 11" (2.72m x 2.72m)

Bedroom 2

14' 6" x 11' 3" (4.42m x 3.43m)

Bedroom 3

8' 11" x 8' 7" (2.72m x 2.62m)

Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

First Floor**Bedroom 1**

10' 4" x 9' 7" (3.15m x 2.92m)

Agent's Note: We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

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- 3 BEDROOM SEMI-DETACHED PROPERTY
- SOLD AS SEEN
- COUNCIL TAX BAND: C
- DETACHED GARAGE
- LARGE GARDEN

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: C

£175,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR124090



Property Ref:
HDR124090 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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