



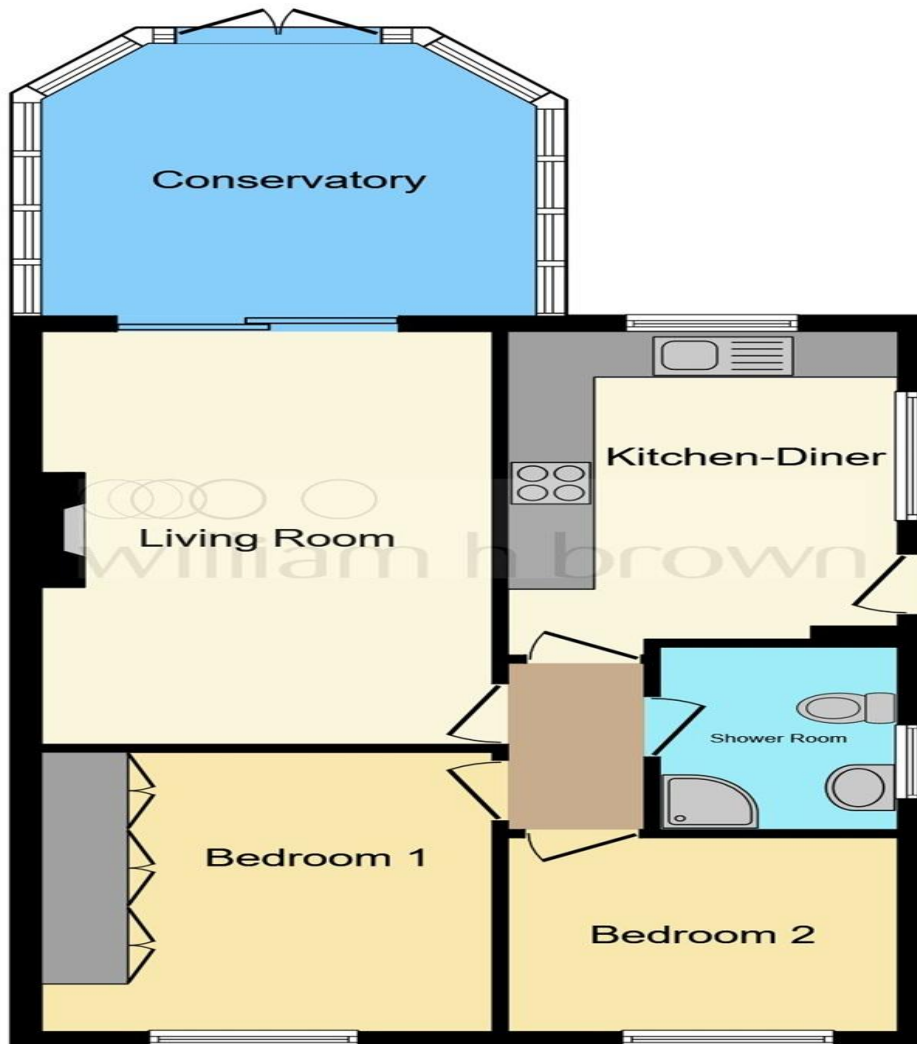
Bretherdale, Hull, HU7 6DS

Welcome to

Bretherdale, Hull

William H Brown are delighted to present this beautiful and immaculately maintained two-bedroom detached bungalow, situated in the sought-after Bretherdale area of Hull. Plus: conservatory, garage and driveway!





Living Room

17' 7" x 10' 3" (5.36m x 3.12m)

Kitchen-Diner

14' x 8' 6" (4.27m x 2.59m)

Conservatory

11' 8" x 11' 7" (3.56m x 3.53m)

Bedroom 1

11' 9" x 10' 2" (3.58m x 3.10m)

Bedroom 2

8' 6" x 8' 2" (2.59m x 2.49m)

Shower Room

6' 8" x 5' 4" (2.03m x 1.63m)

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 or associate of an Employee of the Connells Group of companies

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.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

Bretherdale, Hull

- GUIDE PRICE £180,000 - £190,000
- TWO BEDROOM SEMI-DETACHED BUNGALOW
- COUNCIL TAX BAND: B
- OFF-STREET PARKING
- CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

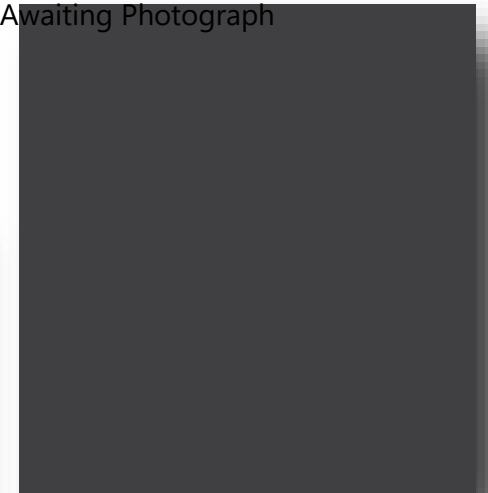
£180,000 - £190,000

Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 327913.



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR124177



Property Ref:
HDR124177 - 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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