



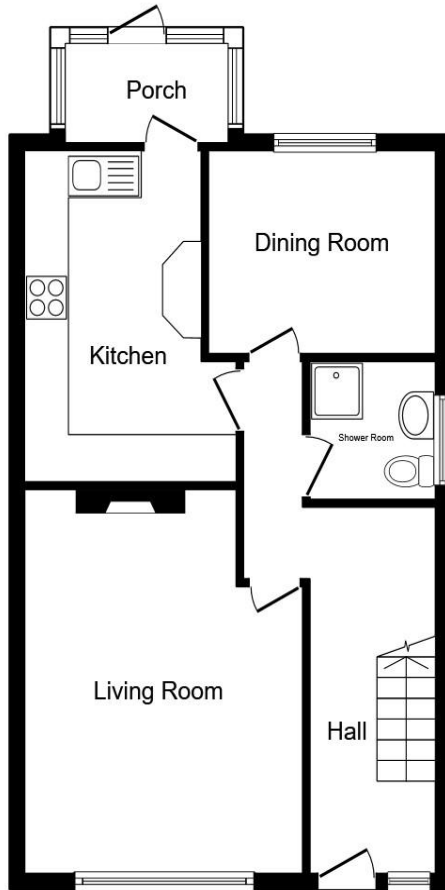
Grizedale, Hull, HU7 4BA

Welcome to

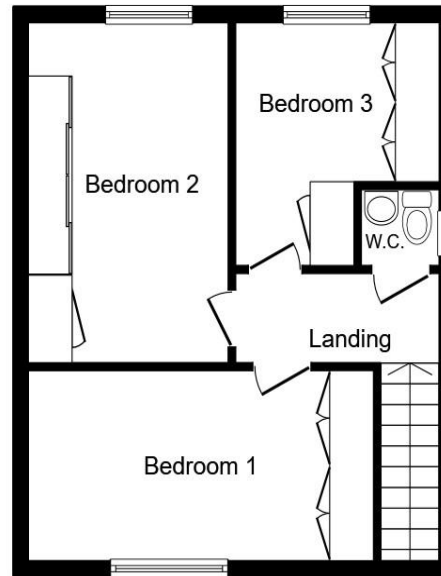
Grizedale, Hull

William H Brown are delighted to present this spacious three-bedroom dormer bungalow on Grizedale, Hull, offering versatile living accommodation, generous outdoor space, and a sought-after residential location close to local amenities and transport links.





Ground Floor



First Floor

Total floor area 90.6 m² (975 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



Entrance Hall

14' 6" x 5' 9" (4.42m x 1.75m)

Living Room

16' 4" x 12' 9" (4.98m x 3.89m)

Dining Room

10' 3" x 9' 2" (3.12m x 2.79m)

Kitchen

14' 8" x 8' 3" (4.47m x 2.51m)

Downstairs Shower Room

6' 1" x 5' 4" (1.85m x 1.63m)

Porch

9' x 4' 8" (2.74m x 1.42m)

Landing

Bedroom 1

14' 6" x 9' 3" (4.42m x 2.82m)

Bedroom 2

13' 6" x 8' 3" (4.11m x 2.51m)

Bedroom 3

7' 6" x 7' (2.29m x 2.13m)

Upstairs Cloakroom

4' 4" x 3' 9" (1.32m x 1.14m)

Agent's Note:

Building Regulation Certification has not 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.

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.

Welcome to Grizedale, Hull

- GUIDE PRICE £150,000 - £170,000
- THREE BEDROOM SEMI-DETACHED HOME
- COUNCIL TAX BAND: B
- BEAUTIFULLY MAINTAINED
- 2 RECEPTION ROOMS

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

Directions to this property:

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

guide price

£150,000 - £170,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDR124030](https://www.williamhbrown.co.uk/Property/HDR124030)



Property Ref:
HDR124030 - 0004

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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