



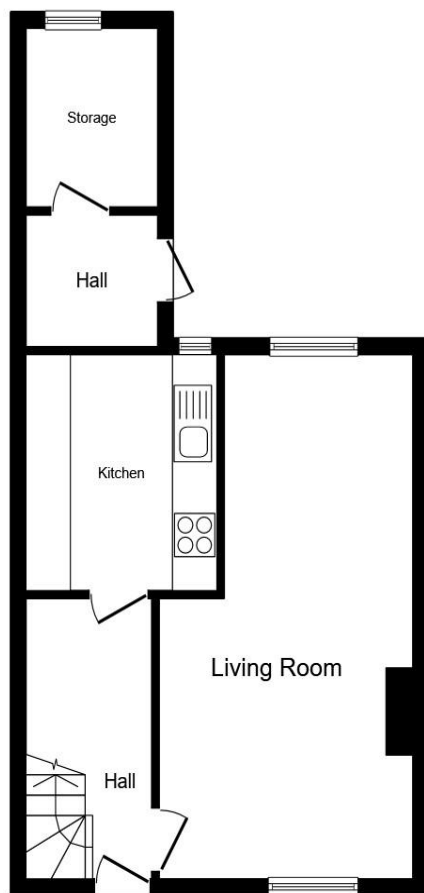
Farlington Close, Hull, HU9 4AT

Welcome to

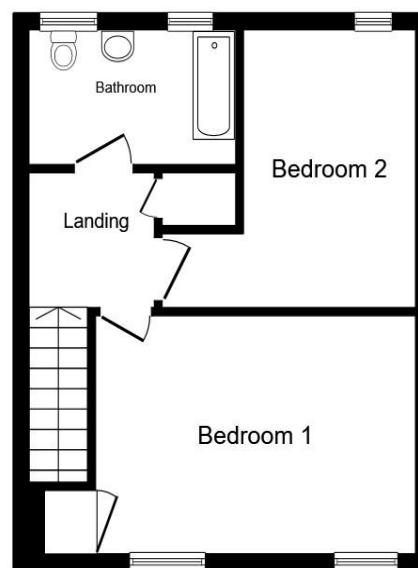
Farlington Close, Hull

Nicely presented two-bedroom mid-terrace home with deceptively spacious accommodation and low-maintenance front and rear gardens. Early viewing recommended!





Ground Floor



First Floor

Total floor area 76.3 m² (822 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

11' 3" max x 3' 1" max (3.43m max x 0.94m max)

Lounge

20' 5" max x 8' 9" max (6.22m max x 2.67m max)

Kitchen

9' 7" max x 8' 8" max (2.92m max x 2.64m max)

Rear Lobby/Utility Space

5' 7" max x 5' max (1.70m max x 1.52m max)

Storage

7' 5" max x 5' 5" max (2.26m max x 1.65m max)

Landing

6' 11" max x 5' max (2.11m max x 1.52m max)

Bedroom 1

14' 9" max x 9' 3" max (4.50m max x 2.82m max)

Bedroom 2

11' 10" max x 9' 4" max (3.61m max x 2.84m max)

Bathroom

8' 5" max x 5' 5" max (2.57m max x 1.65m max)

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

Farlington Close, Hull

- GUIDE PRICE £90,000 - £110,000
- TWO-BEDROOM FAMILY HOME
- SPACIOUS LOUNGE AND MODERN KITCHEN
- WELL-PROPORTIONED BEDROOMS
- CONVENIENT UTILITY AND STORAGE AREA TO REAR

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.

guide price

£90,000 - £110,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR124247



Property Ref:
HDR124247 - 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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