

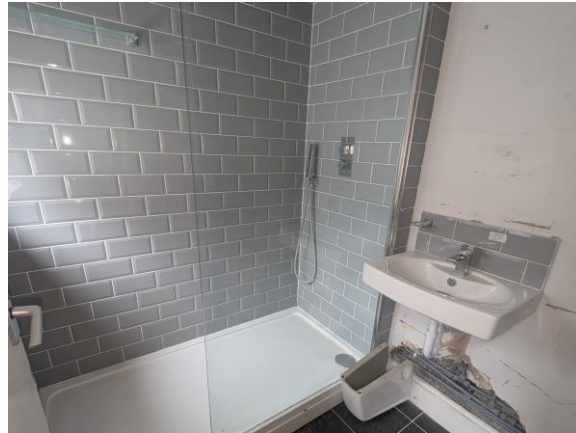


Thoresby Street, Hull HU5 3RD

welcome to

Thoresby Street, Hull

Three-bedroom mid-terrace property in the popular Dukeries area, conveniently located close to local amenities. Requiring full refurbishment throughout, this property offers fantastic potential for investors or buyers seeking a renovation project. Benefits include on-street parking and a boarded lof



Entrance Hall

With a door to the front leading into the property and stairs leading to the upper floor.

Lounge

13' 6" x 11' 8" (4.11m x 3.56m)

With a feature fireplace with surround, a radiator and a double glazed bay window to the front.

Dining Room

11' 9" x 11' 8" (3.58m x 3.56m)

With a feature fireplace with surround, a radiator and a double glazed window to the rear.

Kitchen

9' 2" x 8' (2.79m x 2.44m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, an integrated hob, an integrated oven, space for a fridge freezer, plumbing for a washing machine, a double glazed window to the side and a door leading to the rear garden.

Bedroom 1

11' 2" x 17' (3.40m x 5.18m)

With a radiator and a double glazed window to the front.

Bedroom 2

11' 10" x 10' 3" (3.61m x 3.12m)

With a radiator and a double glazed window to the rear.

Bedroom 3

9' 1" x 8' 2" (2.77m x 2.49m)

With a radiator and a double glazed window to the rear.

Bathroom

With a W/C, a wash hand basin, a walk in shower, a radiator and a double glazed window to the side.

Loft Space

11' 1" x 15' 5" (3.38m x 4.70m)

With a sky light to the rear.

Front Garden

With a path to the front door, a brick wall, a wrought iron gate and a share gate leading to the rear garden.

Rear Garden

With a block paved area and a brick wall.

Agents 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.



view this property online williamhbrown.co.uk/Property/NEA120765



welcome to

Thoresby Street, Hull

- Three bedroom mid-terrace property
- Popular Dukeries location
- Close to local amenities and transport links
- Full refurbishment required throughout
- Ideal investment or renovation project

Tenure: Freehold EPC Rating: D

Council Tax Band: A

directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748.

£100,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120765



Property Ref:
NEA120765 - 0002

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.



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk