



Faircourt, Hull HU6 8BG

welcome to

Faircourt, Hull

A well presented three bedroom mid terrace home with off street parking, conveniently located close to local amenities. Offering spacious accommodation and an upstairs bathroom, this property is ideal for first time buyers, families, or investors alike.



Entrance Porch

With a door to the front leading into the property.

Lounge

20' 11" x 10' 4" (6.38m x 3.15m)

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

Dining Room

11' x 11' 7" (3.35m x 3.53m)

With a radiator and a patio door to the rear.

Kitchen

11' 4" x 9' 3" (3.45m x 2.82m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, space for a cooker, space for a fridge freezer, a radiator and a double glazed window to the rear.

Utility Room

10' 4" x 5' 10" (3.15m x 1.78m)

With wall and base units, work surfaces, plumbing for a washing machine and space for a dryer.

Ground Floor Wc

With a WC, a wash hand basin and a radiator.

Bedroom 1

11' 9" x 13' 1" (3.58m x 3.99m)

With a fitted wardrobe, a radiator and a double glazed window to the rear.

Bedroom 2

11' 8" x 9' (3.56m x 2.74m)

With a fitted wardrobe, a radiator and a double glazed window to the front.

Bedroom 3

5' 10" x 8' 9" (1.78m x 2.67m)

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

Bathroom

With a WC, a vanity wash hand basin, a bath with a shower over and a double glazed window to the front.

Front Garden

With a path leading to the door and a drive way providing off road parking.

Rear Garden

With a block paved area, a wooden fence and a garage.

Garage

Providing off road parking.

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



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Faircourt, Hull

- Three bedroom mid terrace property
- Off street parking
- Upstairs family bathroom
- Spacious lounge
- Fitted kitchen with dining space

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.

offers in excess of

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120774 - 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.

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william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



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



williamhbrown.co.uk