



Ilford Road, Hull HU5 5XD

welcome to

Ilford Road, Hull

GUIDE PRICE £110,000 - £120,000

Beautiful Home On Ilford Road with - Entrance Hall, Lounge, Fitted Kitchen, 2 Bedrooms, Family Shower Room & Gardens! Call us now and book your viewing!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Lounge

With double glazed window to the front, radiator and understairs cupboard.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a fridge freezer, space for a cooker, plumbing for an automatic washing machine, radiator, 2 double glazed windows to the rear and double glazed door to the rear.

First Floor

Bedroom 1

With 2 double glazed windows to the front, double glazed window to the side, radiator and built in storage cupboard.

Bedroom 2

With double glazed window to the rear and radiator.

Shower Room

Shower Room with walk in shower, vanity wash hand basin, low level wc, extractor fan, chrome effect towel style radiator and double glazed window to the rear.

Outside

Front Garden

With path, fencing, gate, artificial lawned area and shrubs.

Rear Garden

With path, artificial lawned area, paved patio areas, fencing and rear access gate.

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.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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- GUIDE PRICE £110,000 - £120,000
- Beautifully Presented Throughout
- Recently Renovated, Ready To Move Into Home
- 2 Double Bedrooms
- Highly Sought After Residential Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 2.25

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1938. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111914 - 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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