



Kirkham Drive, Hull HU5 2BS

welcome to

Kirkham Drive, Hull

Situated in this ever popular location, the property is close to excellent schools and an array of amenities.



Lounge

11' 6" max x 13' 6" plus bay (3.51m max x 4.11m plus bay)
With a feature gas fireplace with surround, two radiators and a double glazed bay window to the front.

Kitchen/ Dining Room

16' 8" x 9' 9" (5.08m x 2.97m)
Housing a fitted kitchen with base units, work surfaces, a sink and drainer unit, space for a cooker, space for a fridge freezer, a storage cupboard, a radiator, a double glazed window to the side and a door leading to the rear garden.

Ground Floor W/C

With a W/C.

Bedroom 1

11' 8" max x 10' 6" max (3.56m max x 3.20m max)
With a storage cupboard and a double glazed window to the front.

Bedroom 2

12' 4" x 7' 9" (3.76m x 2.36m)
With an electric heater and a double glazed window to the rear.

Bedroom 3

9' 3" x 6' 6" (2.82m x 1.98m)
With a double glazed window to the rear.

Bathroom

With a W/C, a wash hand basin, a bath, a radiator and a storage cupboard.

Front Garden

With a path to the door, shrubs and a wrought iron gate.

Rear Garden

With a patio area, a lawned area, a wooden fence, a wooden gate and a garage.

Garage

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

This property is being sold on behalf of a corporate client. It must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Agents Note

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.



view this property online williamhbrown.co.uk/Property/NEA119979



welcome to

Kirkham Drive, Hull

- No chain
- Vacant possession
- Garage
- Open plan kitchen-dining area
- Generous accommodation and endless possibilities

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

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 653111.

£115,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NEA119979](https://www.williamhbrown.co.uk/Property/NEA119979)



Property Ref:
NEA119979 - 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.



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)