



**Caldane, Hull HU6 9AH**

**welcome to**  
**Caldane, Hull**

A three bedroom property located close to local amenities, offering great potential for modernisation. The home features a spacious layout with an upstairs bathroom and well proportioned rooms throughout, making it ideal for buyers looking to update and add value.



### **Entrance Hall**

With a door to the front leading in to the property, a radiator and access to the ground floor W/C and kitchen.

### **Lounge**

10' 11" x 14' 5" ( 3.33m x 4.39m )

With a feature electric fire with surround, coving, a radiator and a double glazed window to the rear.

### **Dining Room**

14' 4" x 9' 9" ( 4.37m x 2.97m )

With stairs leading to the upper floor, coving, a radiator, a double glazed window to the rear and a door leading to the rear garden.

### **Kitchen**

9' 9" x 6' 8" ( 2.97m x 2.03m )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a stainless steel sink and drainer unit, space for a cooker, space for a fridge freezer, plumbing for a washing machine and a double glazed window to the front.

### **Bedroom 1**

11' x 9' 4" ( 3.35m x 2.84m )

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

### **Bedroom 2**

11' 7" x 10' 11" ( 3.53m x 3.33m )

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

### **Bedroom 3**

10' x 8' 5" ( 3.05m x 2.57m )

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

### **Bathroom**

With a W/C, a wash hand basin, a bath with a shower over, a radiator and a double glazed window to the front.

### **Front Garden**

With a path leading to the door and decorative shrubs.

### **Rear Garden**

With a block paved path, a flower bed with shrubs and plants, a wooden fence and a wooden gate.



**view this property online** [williamhbrown.co.uk/Property/NEA120669](http://williamhbrown.co.uk/Property/NEA120669)



## welcome to Caldane, Hull

- Three well proportioned bedrooms
- Upstairs family bathroom
- Spacious living accommodation
- Functional kitchen with scope to update
- Requires light modernisation throughout

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

# £90,000



### 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



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NEA120669](http://williamhbrown.co.uk/Property/NEA120669)



Property Ref:  
NEA120669 - 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](mailto:NewlandAvenue@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**