



Perth Street, Hull HU5 3PE

welcome to

Perth Street, Hull

This two bedroom house set on the popular Perth Street in the Dukeries Area is perfect for first time buyers and for investors looking to add to their portfolio.



Entrance Hall

With a door leading into the property, stairs leading to the upper floor and access to the lounge.

Lounge/ Dining Room

25' 1" x 10' 7" (7.65m x 3.23m)

With a feature fireplace with surround, shelving, under stairs cupboard, coving, two radiators, a double glazed bay window to the front and a double glazed window to the rear.

Kitchen

9' 1" x 9' (2.77m x 2.74m)

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

Bedroom 1

14' 1" x 10' 11" (4.29m x 3.33m)

With a radiator, coving and a double glazed bay window to the front.

Bedroom 2

11' 2" x 8' 11" (3.40m x 2.72m)

With a storage cupboard, a radiator and a double glazed window to the rear.

Bathroom

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

Front Garden

With a path to the front, a brick wall and a wrought iron gate.

Rear Garden

With a turfed area, a concrete patio area, shrubs, a shed and a brick wall surround.



view this property online williamhbrown.co.uk/Property/NEA120689



welcome to

Perth Street, Hull

- CHAIN FREE
- PERFECT FOR FIRST TIME BUYERS AND INVESTORS
- PRIME LOCATION
- BRIGHT AND MODERN
- CLOSE TO SCHOOLS AND SHOPS

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

directions to this property:

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

offers in the region of

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120689



Property Ref:
NEA120689 - 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