



Brockton Close, HULL HU3 5QH

welcome to

Brockton Close, HULL

****No Chain**** Ideal for first-time buyers, this well-presented two-bedroom home benefits from off-street parking and a convenient location close to local amenities. The property offers a fitted kitchen and separate lounge to the ground floor, while upstairs features two well-proportioned bedrooms.



Lounge

13' 11" x 12' 5" (4.24m x 3.78m)

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

Kitchen

12' 4" x 5' 8" (3.76m x 1.73m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, an integrated fridge, an integrated washing machine, a double glazed window to the front.

Bedroom 1

10' 10" x 9' 9" to front of wardrobe (3.30m x 2.97m to front of wardrobe)

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

Bedroom 2

8' 11" x 6' 1" (2.72m x 1.85m)

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

Bathroom

With a W/C, a vanity wash hand basin, a walk in shower and a double glazed window to the side.

Front Garden

With a path to the door and an allocated parking spot to the side.

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.



view this property online williamhbrown.co.uk/Property/NEA120793



welcome to

Brockton Close, HULL

- Two-bedroom property
- ****No Chain**** Ideal for first-time buyers
- Fitted kitchen
- Off-street parking
- Located close to local amenities

Tenure: Freehold EPC Rating: E
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.

£120,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120793



Property Ref:
NEA120793 - 0004

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