



Pretoria Street, Hull HU3 5PB

welcome to

Pretoria Street, Hull

This attractive three bedroom house is available through a shared ownership scheme, offering an excellent opportunity for first time buyers and growing families to step onto the property ladder.



Entrance Hall

With a double glazed door to the front leading into the property, stairs leading to the upper floor and a radiator.

Lounge

14' 8" max x 12' 3" max (4.47m max x 3.73m max)

With a under stairs cupboard, a radiator, a double glazed window to the side and double glazed french style doors to the rear.

Kitchen

13' 7" max x 11' 7" max (4.14m max x 3.53m max)

Housing a fitted kitchen with a range of wall and base units, contrasting work surfaces, a stainless steel sink and drainer unit, an integrated electric oven, an integrated gas hob, a cooker hood, an integrated fridge freezer, plumbing for a washing machine, plumbing for a dishwasher, a radiator, spotlights and a double glazed window to the front.

Ground Floor W/C

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

Bedroom 1

14' 8" max x 9' 7" max (4.47m max x 2.92m max)

With a built in storage cupboard, access to the loft, a radiator and two double glazed windows to the front.

Bedroom 2

9' 9" max x 8' 4" max (2.97m max x 2.54m max)

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

Bedroom 3

6' 6" x 6' 4" (1.98m x 1.93m)

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

Bathroom

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

Front Garden

With a driveway to the side.

Rear Garden

With a lawned area, a timber fence surround and a 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.



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- 40% ownership
- Driveway
- Enclosed rear garden
- Cul de sac location
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Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 264.00

Ground Rent: 144.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£80,000

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

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Property Ref:
NEA120566 - 0006

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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