



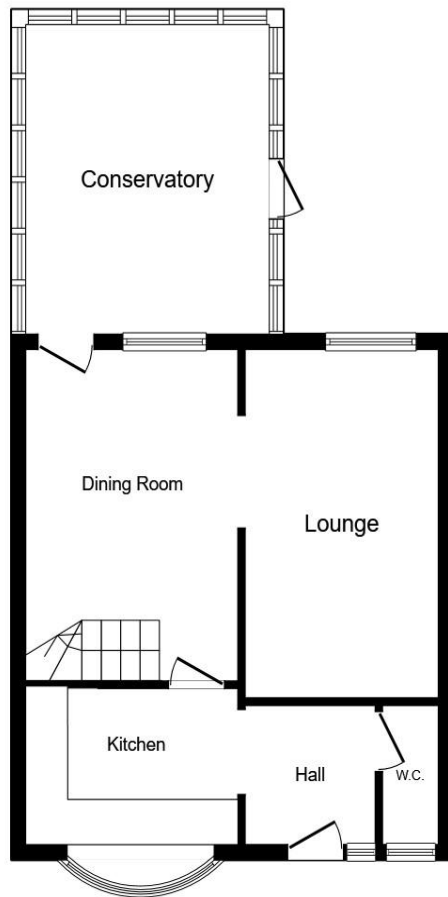
Leeming Garth, Bransholme, Hull, HU7 4LZ

Welcome to

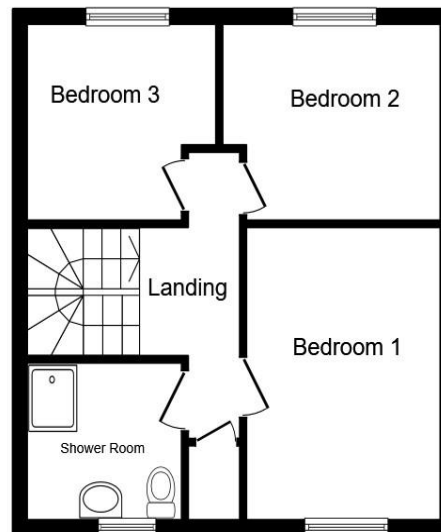
Leeming Garth, Bransholme, Hull

Ready to move into condition and offered with no chain, this three bedroomed family home offers spacious accommodation & south-westerly facing garden in a cul-de-sac position.





Ground Floor



First Floor

Total floor area 93.4 m² (1,006 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Kitchen-Dining Room

15' 3" max x 10' 4" max (4.65m max x 3.15m max)

Lounge

15' 2" max x 9' 1" max (4.62m max x 2.77m max)

Conservatory

13' 6" max x 11' 5" max (4.11m max x 3.48m max)

Landing

Bedroom 1

12' 9" max x 9' 1" max (3.89m max x 2.77m max)

Bedroom 2

10' 2" max x 8' 6" max (3.10m max x 2.59m max)

Bedroom 3

8' 10" max x 8' 6" max (2.69m max x 2.59m max)

Bathroom

7' 3" max x 6' 9" max (2.21m max x 2.06m max)

Agent's Note:

Please note that the property is of non-standard construction (Wimpey No Fines MK II). Seek advice from your mortgage lender.

Agent's 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.

Welcome to

Leeming Garth, Bransholme, Hull

- GUIDE PRICE £110,000 - £120,000
- 3 GOOD SIZED BEDROOMS
- CHAIN FREE
- CONSERVATORY
- SOUTH- WEST FACING GARDEN

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

Directions to this property:

Leeming Garth is located off Noddle Hill Way. See map below for directions. For more information contact the branch on 01482327913.

£110,000 - £120,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR124319



Property Ref:
HDR124319 - 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.

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