



Linden Grove Folkestone Street, Hull HU5 1BP

welcome to

Linden Grove Folkestone Street, Hull

A well-presented two bedroom end terrace property featuring a lounge, separate dining room, adjoining kitchen, and ground floor bathroom. To the first floor are two generously sized bedrooms. Externally, the property benefits from a low maintenance rear yard.



Lounge

14' x 12' 4" (4.27m x 3.76m)

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

Dining Room

9' 1" x 8' 10" (2.77m x 2.69m)

With a radiator.

Kitchen

12' 2" x 6' 2" (3.71m x 1.88m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, space for a cooker, space for a fridge freezer, a window to the rear and a door leading to the rear yard.

Bedroom 1

12' 4" x 8' 7" (3.76m x 2.62m)

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

Bedroom 2

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

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

Bathroom

With a W/C, a wash hand basin, a bath and a walk in shower.

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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Linden Grove Folkestone Street, Hull

- Two-bedroom end-terrace property
- Ideal buy-to-let investment opportunity
- Spacious lounge
- Separate dining room
- Adjoining fitted kitchen

Tenure: Freehold EPC Rating: D
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.

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120773 - 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.

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