

**Triton Road, Hull, HU9 4HU**

william h brown

***Welcome to***

## Triton Road, Hull

Deceptively spacious three-bedroom family home with three reception rooms, modern kitchen and large rear garden.

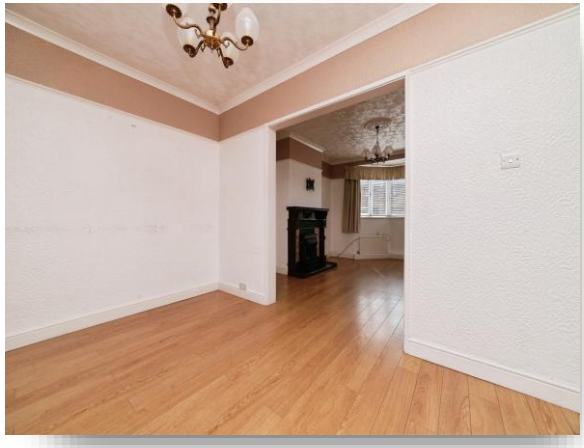


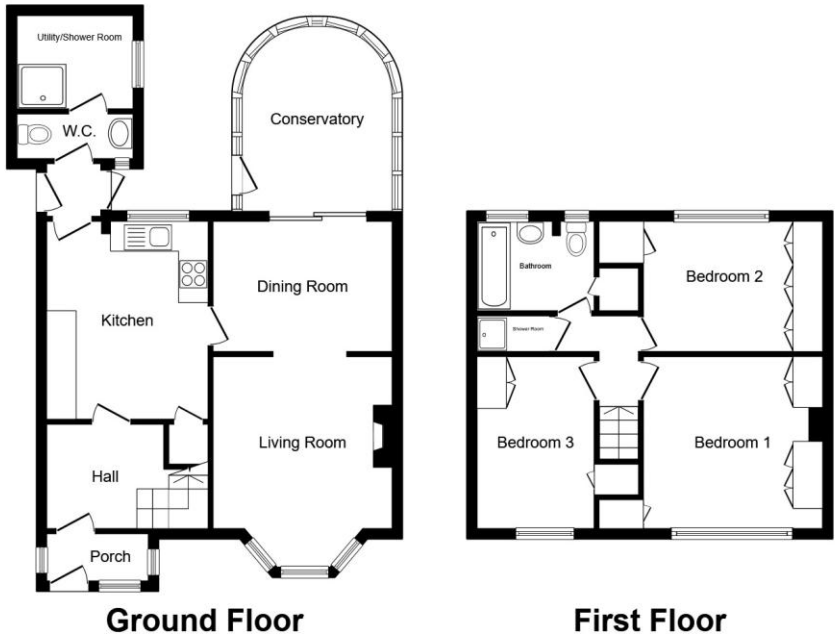













Total floor area 109.6 m² (1,179 sq.ft.) approx

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

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**Entrance Porch**
4' 6" x 2' 1" ( 1.37m x 0.64m )

**Entrance Hall**
7' 4" x 5' 6" ( 2.24m x 1.68m )

**Living Room**
11' 9" x 11' 9" ( 3.58m x 3.58m )

**Dining Room**
11' 9" x 8' 1" ( 3.58m x 2.46m )

**Kitchen**
13' 11" x 8' 9" ( 4.24m x 2.67m )

**Cloakroom**
7' 7" x 2' 5" ( 2.31m x 0.74m )

**Utility / Shower Area**
7' 2" x 6' 3" ( 2.18m x 1.91m )

**Conservatory**
9' 9" x 9' 8" ( 2.97m x 2.95m )

**Bedroom 1**
11' 3" x 7' 8" ( 3.43m x 2.34m )

**Bedroom 2**
11' 9" x 11' 3" ( 3.58m x 3.43m )

**Bedroom 3**
10' 1" x 8' 9" ( 3.07m x 2.67m )

**Bathroom**
7' 8" x 5' 9" ( 2.34m x 1.75m )

**Shower Room**
4' 7" x 2' 4" ( 1.40m x 0.71m )

**Loft Space**
21' 9" x 8' 8" ( 6.63m x 2.64m )

## 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.

## Agent's Note:
A right of way exists via a shared passage between this property and a neighbouring property, please enquire with the branch.

## Agent's Note:
This property has a flying freehold.

## Agent's Note:
Please note that we have limited material information on this property.

## Disclaimer:
**This property is being sold on behalf of a corporate client. It is market subject to obtaining the Grant of Probate and must remain on the market until contracts are exchanged. As part of the deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your being decision**

## Disclaimer:
**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.**

*Welcome to*

## Triton Road, Hull

- THREE-BEDROOM MID-TERRACE
- COUNCIL TAX BAND: A
- THREE RECEPTION ROOMS
- MODERN KITCHEN AND BATHROOMS

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

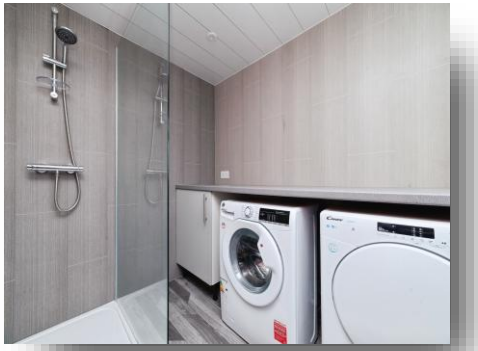
**Directions to this property:**

Please see below map, or for further information, please contact the residential sales team on 01482 327913.

# £100,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/HDR124199

The Property Ombudsman

Property Ref:
HDR124199 - 0007

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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