





Church View, Ottringham Hull HU12 0DJ

william h brown

welcome to

Church View, Ottringham Hull

Stunning two-bedroom semi-detached home in the heart of Ottringham, beautifully presented throughout. Featuring a spacious bay-fronted lounge, modern kitchen diner, utility room, two generous bedrooms, family bathroom, ample parking and a recently landscaped low-maintenance rear garden.





William H Brown are delighted to market this stunning two-bedroom semi-detached home, beautifully presented throughout and enjoying a sought-after village setting in Ottringham. Perfect for first-time buyers, downsizers or anyone looking for a move-in ready home, this fantastic property offers stylish and spacious accommodation throughout. To the front, a bright and welcoming living room benefits from a beautiful bay window, creating the perfect space to relax or entertain guests. Continuing through the property sits, the impressive modern kitchen diner which boasts an excellent range of fitted units, generous worktop space and ample room for dining furniture, making it a superb hub for everyday family life. A versatile utility area to the rear provides additional practicality with space for laundry appliances and extra storage.

The first floor offers two generously sized bedrooms together with the family bathroom. Outside, the property continues to impress with ample off-street parking and attractive gardens to both the front and rear. The rear garden has been recently landscaped to create a beautiful, low-maintenance outdoor retreat, perfect for enjoying summer evenings, entertaining friends and family, or simply relaxing in the sunshine. Combining modern living with the charm and tranquillity of village life, this exceptional home is ready to move straight into and is sure to generate significant interest. Early viewing is highly recommended.

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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Church View, Ottringham Hull

- GUIDE PRICE £170,000 - £180,000
- STUNNING 2 BED SEMI-DETATCHED PROPERTY
- IMMACULATE THROUGHOUT
- LANDSCAPED REAR GARDEN
- PERFECT FAMILY HOME

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

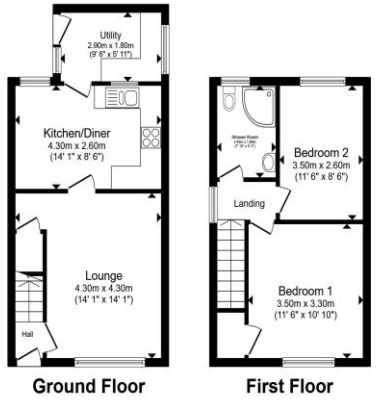
offers over

£170,000









Total floor area 65.1 m² (701 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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The Property Ombudsman

Property Ref:
HDR124500 - 0002

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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