



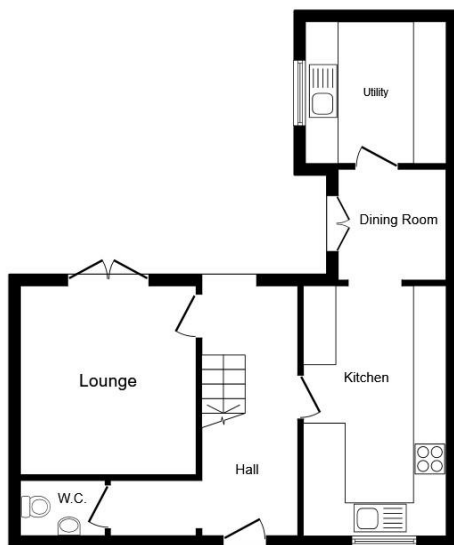
Cadeleigh Close, Bransholme, Hull, HU7 4DA

Welcome to

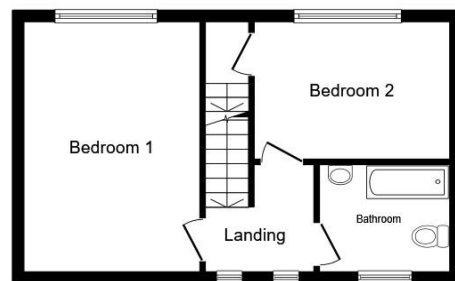
Cadeleigh Close, Bransholme, Hull

Spacious and beautifully presented four-bedroom family home on Cadleigh Close, Bransholme, Hull.

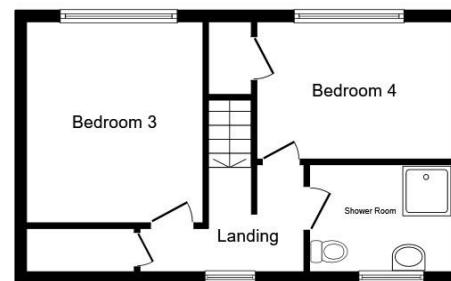




Ground Floor



First Floor



Second Floor

Total floor area 118.1 m² (1,271 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

14' 11" max x 5' 10" max (4.55m max x 1.78m max)

Lounge

11' 3" max x 10' 7" max (3.43m max x 3.23m max)

Kitchen

14' 11" max x 8' 7" max (4.55m max x 2.62m max)

Dining Area

6' 8" max x 6' 6" max (2.03m max x 1.98m max)

Utility Room

8' 6" max x 8' 5" max (2.59m max x 2.57m max)

WC

Landing

Bedroom 1

14' 11" max x 10' 7" max (4.55m max x 3.23m max)

Bedroom 2

11' 9" max x 8' 2" max (3.58m max x 2.49m max)

Bathroom

7' max x 6' 2" max (2.13m max x 1.88m max)

Landing

Bedroom 3

11' 7" max x 10' 7" max (3.53m max x 3.23m max)

Bedroom 4

11' 9" max x 8' 2" max (3.58m max x 2.49m max)

Shower Room

7' 6" max x 6' 7" max (2.29m max x 2.01m max)

Agent's Note

Please note that this property is of non-standard construction. Please seek advice with your mortgage lender.

Agent's Note

Please note there is cladding present at the property,

Welcome to

Cadeleigh Close, Bransholme, Hull

- GUIDE PRICE £120,000 - £130,000
- FOUR WELL-PROPORTIONED BEDROOMS
- SEPARATE WC, BATHROOM AND SHOWER ROOM
- MODERN AND STYLISH KITCHEN
- CHARMING GARDEN

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

guide price

£120,000 - £130,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR124185



Property Ref:
HDR124185 - 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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