



Manor Road, HULL HU5 5NT

Welcome to

Manor Road, HULL

GUIDE PRICE £170,000 - £180,000

Stunningly Presented, Extended Home On Manor Road with - Entrance Hall, Lounge, Dining Room, Kitchen/Diner, 3 Bedrooms, Family Bathroom, Gardens & Garage! Book your viewing now!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Lounge

With feature wall mounted fire, radiator and coving to the ceiling.

Dining Room

With double glazed bay window to the front, radiator and coving to the ceiling.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, central island, gas hob, electric oven, cooker-hood, plumbing for an automatic washing machine, spot light points, feature radiator, coving to the ceiling, space for an american style fridge freezer, double glazed window to the rear and double glazed patio style doors leading to the Rear Garden.

First Floor

Landing

With storage cupboard.

Bedroom 1

With double glazed bay window to the front, radiator, coving to the ceiling, spot light points and fitted wardrobes.

Bedroom 2

With double glazed window to the rear, radiator, coving to the ceiling and central heating boiler housed in cupboard.

Bedroom 3

With double glazed window to the front, radiator and loft access.

Bathroom

Bathroom with bath, vanity wash hand basin and concealed cistern w/c housed in a built in vanity unit, radiator, extractor fan and double glazed window to the rear.

Outside

Front Garden

With path, gravelled area, wall and fencing.

Rear Garden

With lawned area, decking area, rear seating area, slate area with built in seating, rear access gate and fencing.

Garage

Garage with side access door and up and over door.

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.



view this property online williamhbrown.co.uk/Property/WBY111842



Welcome to

Manor Road, HULL

- GUIDE PRICE £170,000 - £180,000
- 3 Bedroom, Double Storey Extended Home On Manor Road
- Stunningly Presented Throughout
- Open Plan Lounge & Dining Room
- Kitchen/Diner With Central Island

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£170,000 - £180,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111842



Property Ref:
WBY111842 - 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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East
Yorkshire, HU10 6BN



williamhbrown.co.uk