



Hessle Road, Hull HU4 7AL

Welcome to

Hessle Road, Hull

Lovely Home On Hessle Road with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Gardens & Off Street Parking! Book your viewing now!



Entrance Hall

With double glazed door to the front, radiator, 2 storage cupboards, internal windows into the Lounge and stairs to the First Floor.

Lounge

With double glazed bay window to the front, electric fire with wooden surround, radiator and coving to the ceiling.

Dining Room

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

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, integrated fridge freezer, integrated washing machine, integrated tumble dryer, spot light points, double glazed window to the side and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With loft access.

Bedroom 1

With double glazed window to the front, radiator, coving to the ceiling and built in wardrobe.

Bedroom 2

With double glazed window to the rear and radiator.

Bedroom 3

With double glazed window to the front, radiator, coving to the ceiling and built in wardrobe.

Bathroom

Bathroom with bath with mains shower over, glazed shower screen, low level wc, vanity wash hand basin, chrome effect towel style radiator, spot light points, extractor fan and double glazed window to the rear.

Outside

Front & Side Garden

With wrought iron gates, fencing, lawned area and driveway providing off street parking for several vehicles.

Rear Garden

With paved patio area, fencing and shed.

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/WBY111773



Welcome to

Hessle Road, Hull

- Well Presented Home For Sale On Hessle Road
- 3 Bedrooms
- Lounge & Dining Room
- Off Street Parking
- Excellent & Highly Sought After Residential Location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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.

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111773



Property Ref:
WBY111773 - 0004

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