



Arcon Drive, Hull HU4 6AB

Welcome to

Arcon Drive, Hull

GUIDE PRICE £160,000 - £170,000

Stunning & Spacious Home In West Hull with - Entrance Hall, Lounge, Kitchen/Diner/Day Room, Ground Floor Cloakroom, Family Bathroom, 4 Bedrooms, Gardens & Off Street Parking! Call and book your viewing today!



Entrance Hall

With double glazed door to the side, double glazed window to the side and storage cupboard.

Cloakroom

With low level wc, wash hand basin and double glazed window to the rear.

Lounge

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

Kitchen/Diner/Day Room

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, plumbing for an automatic washing machine, space for a fridge freezer, feature radiator, coving to the ceiling, stairs to the First Floor, double glazed window to the front, double glazed door to the rear and double glazed french style doors to the front.

First Floor

Landing

With double glazed window to the rear.

Bedroom 1

With double glazed window to the front and radiator.

Bedroom 2

With double glazed window to the front and radiator.

Bedroom 3

With double glazed window to the front and radiator.

Bedroom 4

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

Bathroom

Bathroom with bath, wash hand basin, low level wc, radiator, central heating boiler and double glazed window to the rear.

Outside

Front Garden

With lawned area, hedges, path, side access gate, fencing and hardstanding providing off street parking accessed via a dropped kerb.

Rear Garden

With path, gravelled areas, rear access gate and fencing.



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Welcome to

Arcon Drive, Hull

- GUIDE PRICE £160,000 - £170,000
- Beautifully Presented 4 Bedroom Home On Arcon Drive
- Open Plan Kitchen/Diner/Day Room
- Family Bathroom & Ground Floor Cloakroom
- Off Street Parking

Tenure: Freehold EPC Rating: Awaited

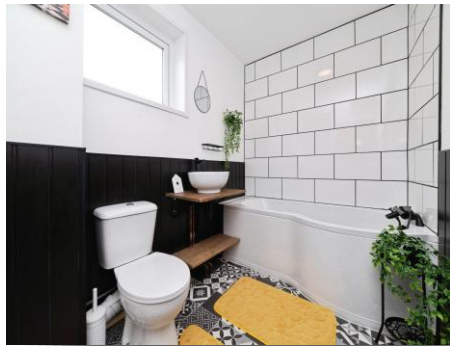
Council Tax Band: B

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.

guide price

£160,000 - £170,000



view this property online [williamhbrown.co.uk/Property/WBY111922](https://www.williamhbrown.co.uk/Property/WBY111922)



Property Ref:
WBY111922 - 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.

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.



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