



Welcome to

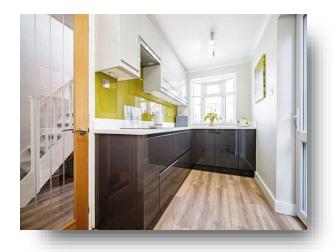
Windsor Road, Hull

William H. Brown is delighted to market this 3 bedroom detached house for sale on Windsor Road! The property has off street parking, 2 reception rooms and is in a sought-after location!













Entrance Hall

Double glazed entrance door to the front, two double glazed windows to the front, storage cupboard and a radiator.

Cloakroom

Low level W/C, wall wash hand basin, radiator and double glazed window to the side.

Lounge

18' 9" max x 11' max (5.71m max x 3.35m max)
Double glazed french style doors to the rear, two double glazed windows to the rear, wall electric fire, radiator and coving to the ceiling.

Dining Room

Double glazed french style doors to the rear, two double glazed windows to the rear, radiator and coving to the ceiling.

Kitchen

14' 4" plus cupboards x 6' (4.37m plus cupboards x 1.83m)

Fitted kitchen with a range of glossy wall and base units, work surfaces, 4 ring induction hob with hood over, integrated double oven (top one is combi microwave), integrated fridge freezer, integrated microwave, belfast style sink, underfloor heating, coving to the ceiling, double glazed window to the side, double glazed door to the side and double glazed bay window to the front.

Utility Room

6' 11" x 7' 10" (2.11m x 2.39m)

Single glazed window to the side, plumbing for an automatic washing machine and a boiler.

Landing

Double glazed window to the front and a storage cupboard.

Bedroom 1

10' 11" max x 10' 10" (3.33m max x 3.30m)
Double glazed window to the rear, fitted wardrobes, radiator, access to the loft and coving to the ceiling.

Bedroom 2

12' 6" max x 8' max (3.81m max x 2.44m max)
Double glazed window to the front, fitted wardrobes, radiator and coving to the ceiling.

Bedroom 3

13' 8" max x 9' 9" max (4.17m max x 2.97m max) Double glazed window to the side, double glazed window to the rear, fitted wardrobes, radiator and coving to the ceiling.

Bathroom

Bathroom with bath, corner shower, low level W/C, vanity wash hand basin, tiled floors, underfloor heating, spotlights, coving to the ceiling and two double glazed windows to the side.

Front Garden

Block paved driveway and artificial lawned area.

Rear Garden

Artificial lawned area, raised decking area, raised beds, pond and fence surround.

Internal Storage

Overhead door to the front.

Agents Note

This property has solar panels which we understand are rented





Welcome to

Windsor Road, Hull

- Lovely 3 Bedroom Detached House
- Off Street Parking
- Two Reception Rooms
- Low Maintenance Front And Rear Gardens
- Sought After Location

Tenure: Freehold EPC Rating: B

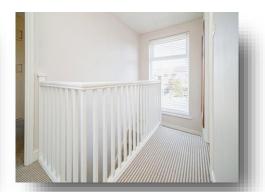
offers over

£245,000

Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA119208



Property Ref: NEA119208 - 0014 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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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.