



**Windsor Road, Hull HU5 4HG**



**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



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**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

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Property Ref:  
NEA119208 - 0014

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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.



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