



Sunny Bank, Hull HU3 1LE

Welcome to

Sunny Bank, Hull

William H. Brown is delighted to market this 4 bedroom mid terraced property with loft space! The property boasts 3 reception rooms and a master with an en-suite and walk in wardrobe!



Entrance Hall

Double glazed entrance door to the front, double glazed window to the front, understairs cupboard, radiator and corbels.

Lounge

16' 4" into bay x 14' 7" max (4.98m into bay x 4.45m max)
Double glazed box style bay window to the front, feature fire surround with gas fire, radiator, coving to the ceiling and cornices.

Sitting Room

13' x 13' 1" (3.96m x 3.99m)
Double glazed french style doors to the rear and a radiator.

Kitchen

14' x 11' 10" (4.27m x 3.61m)
Fitted kitchen with a range of shaker style wall and base units, gas cooker with hood over, ceramic style sink, integrated dishwasher, under plinth heating, breakfast bar, spotlights, coving to the ceiling, double glazed window to the side and double glazed door to the side.

Orangery

15' 1" x 12' 4" (4.60m x 3.76m)
Double glazed french style doors to the rear, double glazed window to the rear, two double glazed windows to the side, plumbing for an automatic washing machine, radiator and spotlights.

Study

14' 1" x 5' 9" (4.29m x 1.75m)
Double glazed sliding doors to the rear, four double glazed windows to the side, tiled floor and lean to UPVC style roof.

Shower Room

Shower room with corner shower, low level W/C, corner wash hand basin, radiator, extractor fan, tiled walls and tiled floor.

Rear Hall

Double glazed door to the side.

Landing

Storage cupboard and access to the loft.

Bedroom 1

11' into bay x 9' 1" plus wardrobe (3.35m into bay x 2.77m plus wardrobe)
Double glazed box style bay window to the front, built in wardrobe and tall radiator.

Walk In Wardrobe

4' 2" x 7' 2" (1.27m x 2.18m)
Double glazed window to the front and picture window to the en-suite.

En-Suite

En-suite with corner shower, low level W/C, vanity wash hand basin, towel style radiator, extractor fan and tiled walls.

Bedroom 2

12' 11" max x 12' 11" max (3.94m max x 3.94m max)
Double glazed window to the rear, built in wardrobe, wall wash hand basin, radiator, coving to the ceiling and cornices.

Bedroom 3

10' 11" x 12' (3.33m x 3.66m)
Double glazed window to the rear, wall wash hand basin and a radiator.

Bedroom 4

14' 9" into recess x 8' 9" (4.50m into recess x 2.67m)
Double glazed window to the side and a radiator.

Bathroom

Bathroom with panelled bath with shower over, vanity W/C and wash hand basin, towel style radiator, tiled walls, tiled floor and double glazed window to the side.

Loft Space

12' 8" max restricted head height x 12' 10" max (3.86m max restricted head height x 3.91m max)
Double glazed velux style window to the front, double glazed velux style window to the rear and eaves storage.

Front Garden

Concrete pavement with gravelled area and wall and fence surround.

Rear Garden

Concrete yard with fence surround and garden shed.



view this property online williamhbrown.co.uk/Property/NEA118985



Welcome to

Sunny Bank, Hull

- 4 Bedroom Mid-Terraced Property
- 3 Reception Rooms
- Master Bedroom With An En-Suite And Walk In Wardrobe
- Loft Space
- Great Local Amenities

Tenure: Freehold EPC Rating: D

offers over

£260,000

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/NEA118985



Property Ref:
NEA118985 - 0008

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 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk