









# Welcome to

# Welwyn Park Road, Hull

William H. Brown is delighted to market this 3 bedroom semi-detached property! The property has a garage and is in a sought-after location!













#### Lounge

13' 10" into bay x 16' 3" max ( 4.22m into bay x 4.95m max

Double glazed door to the front, double glazed bay window to the front, double glazed window to the front, double glazed window to the side, understairs cupboard, radiator and coving to the ceiling.

#### Kitchen

10' x 16' 8" max ( 3.05m x 5.08m max )

Fitted kitchen with a range of wall and base units, work surfaces, double integrated oven, 4 ring induction hob with hood over, anthracite style sink, plumbing for an automatic washing machine, understairs cupboard, radiator, spotlights, double glazed window to the rear and double glazed door to the side.

### Landing

Access to the loft.

#### **Bedroom 1**

14' 11" into bay x 8' 7" plus wardrobe ( 4.55m into bay x 2.62m plus wardrobe )

Double glazed bay window to the front, radiator and coving to the ceiling.

#### **Bedroom 2**

9' 4"  $\times$  8' 3" plus wardrobe (  $2.84m \times 2.51m$  plus wardrobe ) Double glazed window to the rear, built in wardrobe and a radiator.

#### **Bedroom 3**

8' 11" x 5' 9" ( 2.72m x 1.75m )

Double glazed window to the front and a radiator.

#### **Shower Room**

Shower room with corner shower, low level W/C, vanity wash hand basin, tiled walls, tiled floor, extractor fan, spotlights and double glazed window to the rear.

#### **Front Garden**

#### **Rear Garden**

Rear garden with gravelled area, raised decking area and fence surround.

#### Garage

16' 11" x 17' 6" ( 5.16m x 5.33m )

Single glazed french style door to the front and single glazed window to the side.





### Welcome to

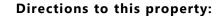
## Welwyn Park Road, Hull

- 3 Bedroom Semi Detached Property
- Off Street Parking
- Sought After Location
- Great Local Amenities
- Easily Accessible To Get Out Of Hull

Tenure: Freehold EPC Rating: E

offers over

£145,000



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









view this property online williamhbrown.co.uk/Property/NEA119094



Property Ref: NEA119094 - 0007 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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