



**Welwyn Park Road, Hull HU6 7EB**



**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" x 8' 3" plus wardrobe ( 2.84m x 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.



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## 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

### 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/NEA119094](http://williamhbrown.co.uk/Property/NEA119094)



Property Ref:  
NEA119094 - 0007

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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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