

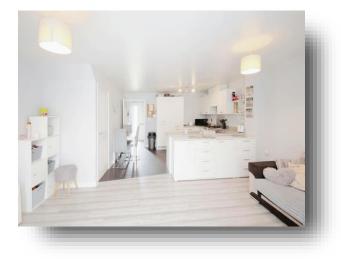
Marl Park, Hull HU3 5BW



Welcome to

Marl Park, Hull

William H. Brown is delighted to market this 3 bedroom semi-detached property! The property has an open lounge kitchen and is in an ever-growing area!

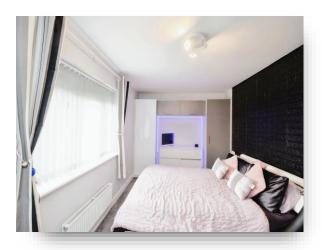












Entrance Hall

Double glazed entrance door to the front, double glazed window to the front and a radiator.

Cloakroom

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

Lounge/ Kitchen

22' 6" max x 16' 6" max (6.86m max x 5.03m max) Fitted kitchen with a range of wall and base units, work surfaces, 4 ring gas hob with hood over, integrated oven, integrated fridge freezer, integrated dishwasher, stainless steel sink, boiler, plumbing for an automatic washing machine, understairs cupboard, part tiled floor, radiator and double glazed french style doors to the rear.

Landing

Access to the loft.

Bedroom 1

8' 10" max x 16' 6" max (2.69m max x 5.03m max) Double glazed window to the front, fitted wardrobes, storage cupboard and a radiator.

Bedroom 2

10' 9" max x 9' 10" max (3.28m max x 3.00m max) Double glazed window to the rear and a radiator.

Bedroom 3

11' 5" max x 7' 2" max (3.48m max x 2.18m max) Double glazed window to the rear and a radiator.

Bathroom

Bathroom with panelled bath with shower over, low level W/C, pedestal wash hand basin, radiator, extractor fan and double glazed window to the side.

Front Garden

Rear Garden

Paved rear garden with wooden lean to shelter and fence surround.





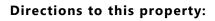
Welcome to

Marl Park, Hull

- 3 Bedroom Semi Detached Property
- Open Plan Lounge Kitchen
- Growing Area
- Great Local Amenities
- Popular Bus Routes

Tenure: Freehold EPC Rating: B

£175,000



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

Hawthorne Playground Chesterton St Chesterton St Chesterton St Faindle Rd Faindle Rd Map data ©2024 Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA119355



Property Ref: NEA119355 - 0003 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.

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