



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.



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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



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:
NEA119355 - 0003

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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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