

Philip Larkin Close, Hull HU6 7FB



Welcome to

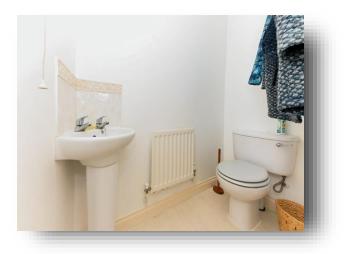
Philip Larkin Close, Hull

William H. Brown is delighted to market this 4 bedroom detached property! The property had the benefit of a detached garage and 2 reception rooms!













Entrance Hall

Double glazed entrance door to the front, understairs cupboard and a radiator.

Cloakroom

Low level W/C, pedestal wash hand basin, radiator and extractor fan.

Lounge

21' 5" x 10' 8" ($6.53m \times 3.25m$) Feature fire surround with gas fire, two radiators, double glazed window to the front and double glazed french style doors to the rear.

Dining Room

12' 1" x 9' 7" (3.68m x 2.92m) Double glazed window to the front and a radiator.

Kitchen

12' 11" x 9' 7" (3.94m x 2.92m) Fitted kitchen with a range of shaker style wall and base units, 4 ring gas hob with hood over, oven, stainless steel sink, radiator, radiator, under cabinet lighting, tiled floor and double glazed window to the rear.

Utility Room

6' 3" x 5' 10" max (1.91m x 1.78m max) Base units, boiler, plumbing for an automatic washing machine, stainless steel sink and double glazed door to the rear.

Landing

Storage cupboard and access to the loft.

Bedroom 1

12' 2" x 10' 10" (3.71m x 3.30m) Double glazed window to the front, storage cupboard and a radiator.

En-Suite

En-suite with wet room style shower, low level W/C, wall wash hand basin, radiator, extractor fan and double glazed window to the front.

Bedroom 2

12' 2" x 9' 9" ($3.71m\ x\ 2.97m$) Double glazed window to the front and a radiator.

Bedroom 3

8' 10" x 9' 10" (2.69m x 3.00m) Double glazed window to the rear and a radiator.

Bedroom 4

8' 10" max x 9' 8" max (2.69m max x 2.95m 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 rear.

Front Garden

Rear Garden Paved patio, lawned area and fence surround.

Garage

17' 2" x 9' ($5.23m \times 2.74m$) Overhead manual door to the front and door to the side.





Welcome to

Philip Larkin Close, Hull

- Detached House In A Quiet Prime Cul-De-Sac Position Affording A Great Deal Of Peace And Privacy
- House/Garage Security System
- Private Long Side Drive With Ample Parking For Several Vehicles
- Four Double Bedrooms And Two Reception Rooms
- Generous Detached Brick Garage With Up-And-Over Door

Tenure: Freehold EPC Rating: C

£315,000

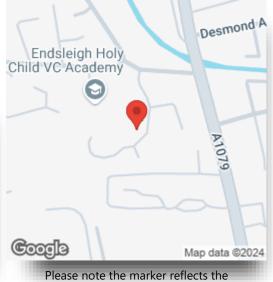




Directions to this property:

See below map for property location, for property information

please contact the Residential Sales Team on 01482 447748.



postcode not the actual property

The Property Ombudsman

Property Ref: NEA119500 - 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.

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.

view this property online williamhbrown.co.uk/Property/NEA119500

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