



**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 x 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, 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 x 2.74m )

Overhead manual door to the front and door to the side.



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## 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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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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