





# Welcome to

# **Tudor Drive, Hull**

Situated in this popular location, this property benefits from a driveway and garage and is close to local amenities













#### **Entrance Hall**

Double glazed entrance door to the front, coving to the ceiling and a radiator.

### Lounge

15' 1" max x 13' 3" max ( 4.60m max x 4.04m max ) Feature fireplace with electric fire, understairs cupboard, radiator and double glazed window to the front.

#### Kitchen

13' 2" x 9' 8" ( 4.01m x 2.95m )

Fitted kitchen with a range of wall and base units, work surfaces, space for oven, space for fridge freezer, cooker hood, sink and drainer, radiator, plumbing for an automatic washing machine and double glazed window to the rear.

### Conservatory

11' 6" x 8' 5" ( 3.51m x 2.57m )

Double glazed french style doors to the rear and a radiator.

### Landing

#### **Bedroom 1**

10' 2" to front of wardrobes x 9' 4" max ( 3.10m to front of wardrobes x 2.84m max )

Double glazed window to the front, fitted wardrobes and cupboard and a radiator.

#### **Bedroom 2**

10' 11"  $\max x$  7' 1"  $\max$  ( 3.33m  $\max x$  2.16m  $\max$  ) Double glazed window to the rear and a radiator.

#### **Bedroom 3**

9' 9" max x 6' 10" max ( 2.97m max x 2.08m max ) Double glazed window to the rear and radiator.

#### **Bathroom**

Bathroom with bath, low level W/C, pedestal wash hand basin, ladder style radiator and double glazed window to the side.

#### Front Garden

Front garden with gravelled area, driveway and wrought iron fence surround.

#### Rear Garden

Rear garden with gravelled area and fence surround.

### Garage

Up and over door.





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## **Tudor Drive, Hull**

- Driveway and garage
- Highly sought after location
- Close to local amenities
- Conservatory

Tenure: Freehold EPC Rating: Awaited

offers over

£150,000





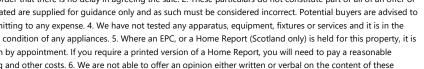


Please note the marker reflects the postcode not the actual property

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Property Ref: NEA119683 - 0005 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.



Directions to this property:

See below map for property location, for further information

please contact the Residential Sales Team on 01482 447748.

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