



Newland Park,HULL HU5 2DU

welcome to

Newland Park, HULL

William H Brown are pleased to announce this charming 4 bedroom detached house on the highly sought after Newland Park. With impressive gardens, a driveway and plenty of bedroom space this house is a perfect family house.



Entrance Hall

An inviting entrance hall with a door to the front, stairs leading to the upper floor, a storage cupboard, under stairs storage and a radiator.

Lounge

14' 5" x 23' 10" (4.39m x 7.26m)

A bright spacious room with a feature gas fireplace and surround, wall light points, a radiator and a double glazed window to the front and the rear.

Dining Room

14' 11" max x 12' 10" plus bay (4.55m max x 3.91m plus bay)

A large room with a double glazed bay window to the front, a radiator and another double glazed window to the side.

Reception Room 3

13' 4" x 11' 10" (4.06m x 3.61m)

With 3 large storage cupboards, a radiator, a boiler unit and a double glazed window to the rear.

Kitchen

10' 7" x 7' 10" (3.23m x 2.39m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, space for a oven, space for a fridge freezer, plumbing for a washing machine, a double glazed window to the side and access to the rear hall leading to the ground floor W/C, pantry and rear door.

Back Hall

With access to the pantry, ground W/C and a door to the rear garden.

Pantry

7' 11" x 3' 2" (2.41m x 0.97m)

With plenty of storage space.

Ground Floor W/C

With a W/C and wash hand basin.

Landing

A large landing with a radiator and access to the bedrooms and bathroom.

Bedroom 1

14' 11" x 12' 10" plus bay (4.55m x 3.91m plus bay)

A good sized main bedroom with fitted wardrobes, a storage cupboard, a vanity wash hand basin, and a double glazed bay window to the front.

Bedroom 2

14' 3" x 11' 5" (4.34m x 3.48m)

A well sized bedroom with a radiator and a double glazed window to the front.

Bedroom 3

12' 3" x 11' 11" (3.73m x 3.63m)

With a storage cupboard, a airing cupboard, a radiator and a double glazed window to the rear.

Bedroom 4

14' 1" x 12' to rear of wardrobe (4.29m x 3.66m to rear of wardrobe)

With a electric fire, a fitted wardrobe with overhead storage, a radiator and a double glazed window to the rear.

Office Space

7' x 6' 3" (2.13m x 1.91m)

With a double glazed window to the side and can be used as a home office.

Bathroom

With a W/C, a wash hand basin, a bath with a mixer tap, a radiator and a double glazed window to the side.

W/C

With a W/C, a radiator and a double glazed window to the rear.

Front Garden

A large attractive front garden with a driveway leading to the garage, a path to the front door, a lawned area, hedge, shrubs, trees and plants.

Rear Garden

A large well presented garden perfect for those that love gardening, there is a large lawned area, trees, shrubs and a hedge along with a path leading from the rear door.

Garage

A separate garage at the end of the driveway with a up and over door.



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welcome to

Newland Park, HULL

- Beautiful 4 bedroom detached house
- Driveway and garage
- Large gardens
- In the highly sought after Newland Park
- Close to local amenities, schools and bus routes

Tenure: Freehold EPC Rating: E

Council Tax Band: F

directions to this property:

See below map for property location, for more information on the local area please contact your local residential sales team on: 01482 447748

£460,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA119925 - 0007

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