



Manning Drive,Hull HU6 9FH

welcome to

Manning Drive, Hull

Situated in this popular location, this property is newly modernised and benefits from its own allocated parking space.



Entrance Hall

With a door to the front, a radiator, access to the ground floor W/C and access to the lounge,

Ground Floor W/C

Low level W/C, basin, radiator and double glazed window to the side.

Lounge

13' 7" x 12' 4" (4.14m x 3.76m)

A spacious living area with a radiator and a double glazed window to the side and the front.

Kitchen

12' 3" max x 11' max (3.73m max x 3.35m max)

Fitted kitchen with a range of wall and base units, work surfaces, integrated oven with gas hob and hood over, space for fridge freezer, plumbing for an automatic washing machine, boiler, storage cupboard and a radiator.

Landing

Access to the loft and a radiator.

Bedroom 1

12' 4" max x 10' 6" max (3.76m max x 3.20m max)

Double glazed window to the front and a radiator.

Bedroom 2

12' 4" x 7' 10" (3.76m x 2.39m)

Double glazed window to the rear and a storage cupboard.

Bathroom

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

Front Garden

With a path to the door, a lawned area and a driveway.

Rear Garden

Lawned rear garden with gravelled area, fence surround and side access to the driveway.



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welcome to

Manning Drive, Hull

- Newly Modernised
- Allocated Parking Space
- Quiet Area
- Highly Sought After Location
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Tenure: Freehold EPC Rating: B
Council Tax Band: A

offers over

£125,000



directions to this property:

Please 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

view this property online [williamhbrown.co.uk/Property/NEA119977](https://www.williamhbrown.co.uk/Property/NEA119977)



Property Ref:
NEA119977 - 0002

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