









## welcome to

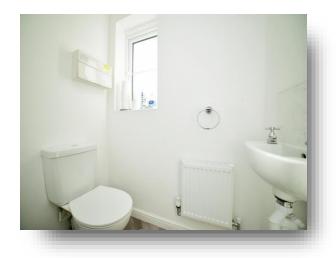
# **Manning Drive, Hull**

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.





# welcome to

# **Manning Drive, Hull**

- **Newly Modernised**
- Allocated Parking Space
- **Quiet Area**
- Highly Sought After Location

Tenure: Freehold EPC Rating: B

Council Tax Band: A

offers over

£125,000





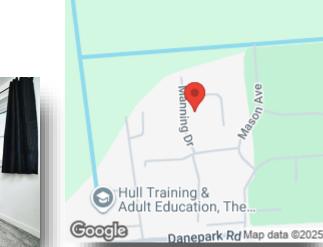
directions to this property:

447748.

Please see below map for property location, for further

information please contact the Residential Sales Team on 01482





view this property online williamhbrown.co.uk/Property/NEA119977



Property Ref: NEA119977 - 0002 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 quidance 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.





01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB

Please note the marker reflects the

postcode not the actual property



williamhbrown.co.uk

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.