





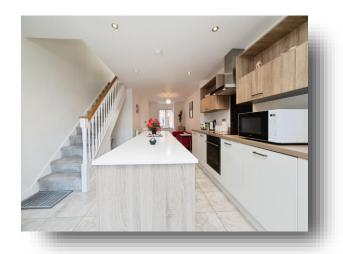




# welcome to

# **Blanket Row, HULL**

Situated on Blanket Row, this 3 bedroom town house is a walk away from the Hull Marina and has an array of local amenities within walking distance.













#### **Entrance Hall**

With a door to the front leading into the property, there is access to the open kitchen/ dining area and the ground floor W/C.

#### **Ground Floor W/C**

A convenient ground floor W/C housing a W/C, a vanity wash hand basin and a ladder radiator.

### **Open Plan Kitchen/ Dining Area**

28<sup>1</sup> 3" x 12' 9" ( 8.61m x 3.89m )

The property opens up into a bright open kitchen/dining area. Housing a fitted modern kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, an integrated fridge freezer, an integrated electric oven, an integrated electric hob, a cooker hood, an integrated dishwasher, an integrated washing machine, a kitchen island, stairs leading to the upper floor, a large double glazed window to the rear and a double glazed door leading to the rear garden.

## Landing

Leading to the lounge area and 3rd bedroom/ home office, the landing also has a door leading onto the balcony and a radiator.

## Lounge

12' 9" max x 16' 9" max ( 3.89m max x 5.11m max )
A spacious living area with a radiator and a double glazed window to the front.

## **Bedroom 3/ Office Space**

With the potential to be a third bedroom or a home office, this room has access to the balcony via a patio door, a double glazed window to the rear and a radiator.

#### **Bedroom 1**

10' 8" to front of wardrobe x 10' 8" ( 3.25m to front of wardrobe x 3.25m )

A good sized main bedroom with a fitted wardrobe, a radiator, a cupboard housing the boiler unit and a double glazed window to the rear.

#### **Bedroom 2**

12' 10" x 9' 2" (  $3.91 \, \text{m} \times 2.79 \, \text{m}$  ) With a radiator and a double glazed window to the front.

#### **Bathroom**

With a W/C, a vanity wash hand basin, a bath with a shower over and a ladder radiator.

#### **Rear Garden**

A small paved garden with shrubs, a brick wall surround and a wrought iron gate.





## welcome to

## **Blanket Row, HULL**

- Highly sought after location
- A walk away from the Marina
- Close to local amenities
- 2 storey town house
- Allocated parking space

Tenure: Freehold EPC Rating: B

Council Tax Band: D

### 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.

# £260,000









view this property online williamhbrown.co.uk/Property/NEA120019



Property Ref: NEA120019 - 0003 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.





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