



PORTFOLIO
from


william h brown

Philip Larkin Close, Hull, HU6 7FB

Philip Larkin Close

William H. Brown is delighted to market this 4 bedroom detached house! The property has 2 reception rooms and a master with en suite!



Entrance Hall

Double glazed entrance door to the front.

Cloakroom

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

Lounge

16' 9" max x 13' 6" max (5.11m max x 4.11m max)
Double glazed window to the front, understairs cupboard and two radiators.

Sitting Room

16' 5" x 8' 2" (5.00m x 2.49m)
Double glazed window to the front and a radiator.

Kitchen/Diner

9' 4" x 17' 1" (2.84m x 5.21m)
Fitted kitchen with a range of glossy wall and base units, work surfaces, 4 ring induction hob with hood over, oven, belfast style sink, integrated fridge freezer, integrated dishwasher, tall radiator, radiator, double glazed window to the rear and double glazed french style doors to the rear.



Utility Room

5' 2" x 5' 2" (1.57m x 1.57m)
Double glazed door to the rear, plumbing for an automatic washing machine, boiler and a radiator.

Landing

Access to fully boarded loft.

Bedroom 1

13' 4" max x 10' 2" max (4.06m max x 3.10m max)
Double glazed window to the front and a radiator.

En-Suite

En-suite with corner shower, low level W/C, vanity wash hand basin, towel style radiator, extractor fan and double glazed window to the front.

Bedroom 2

11' 9" x 8' 9" (3.58m x 2.67m)
Double glazed window to the front, storage cupboard and a radiator.

Bedroom 3

11' x 8' 9" max (3.35m x 2.67m max)
Double glazed window to the rear and a radiator.



42

41

Bedroom 4

9' 4" x 6' 9" (2.84m x 2.06m)

Double glazed window to the rear and a radiator.

Bathroom

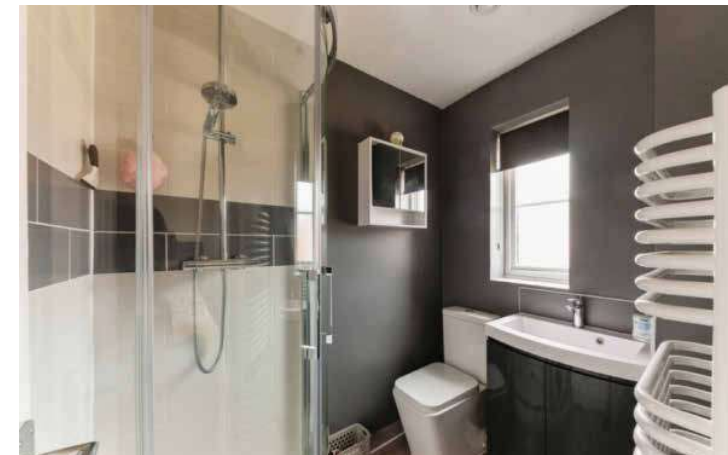
Bathroom with panelled bath with shower over, low level W/C, vanity wash hand basin, towel style radiator, extractor fan and double glazed window to the rear.

Front Garden

Lawned area with double tarmac driveway.

Rear Garden

Lawned area, paved patio area, garden shed with power and fence surround.





welcome to Philip Larkin Close, Hull, HU6 7FB

Nestled in a peaceful cul-de-sac, this beautifully presented 4 bedroom detached home offers the perfect blend of space, style, and privacy. With off-street parking for multiple vehicles and a well-maintained garden, this property is ideal for families seeking a tranquil lifestyle within easy reach of local amenities.

Inside, you'll find two spacious reception rooms, perfect for entertaining or relaxing, and a modern kitchen with ample storage and workspace. The highlight of the home is the large master bedroom, complete with a luxurious en-suite bathroom, providing a private retreat.

With three additional well-proportioned bedrooms and a family bathroom, this property has all the space you need.
Don't miss the opportunity to make this impressive home yours!

Offers in the Region of

£280,000

- 4 Bedroom Detached Family Home
- Master Bedroom With An En-Suite
- Quiet Cul De Sac
- Off Street Parking

Tenure: Freehold

EPC Rating: C

PORTFOLIO
from **william h brown**



To find out more information or to arrange a viewing call

01482 447748

or email NewlandAvenue@williamhbrown.co.uk
82 Newland Avenue, Hull, East Yorkshire HU5 3AB
williamhbrown.co.uk

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.

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.

