



Philip Larkin Close, Hull HU6 7FB

Welcome to

Philip Larkin Close, Hull

*****STAR BUY*****

William H. Brown is delighted to market this 4 bedroom detached house to be sold with no chain! 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 the 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.

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 tarmac driveway.

Rear Garden

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



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Welcome to

Philip Larkin Close, Hull

- ***STAR BUY TO BE SOLD WITH NO CHAIN***
- Move Into Condition
- Master Bedroom With An En-Suite
- Quiet Cul De Sac
- Off Street Parking

Tenure: Freehold EPC Rating: C

offers in excess of

£250,000

Directions to this property:

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

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Property Ref:
NEA119269 - 0005

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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.



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