



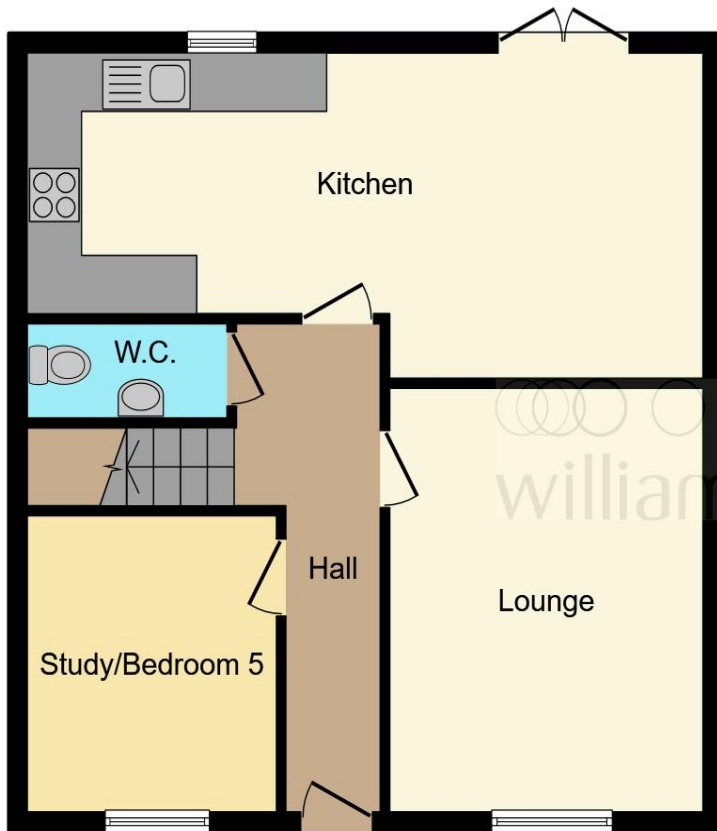
Hyde Park Road, Kingswood, Hull, HU7 3AS

Welcome to

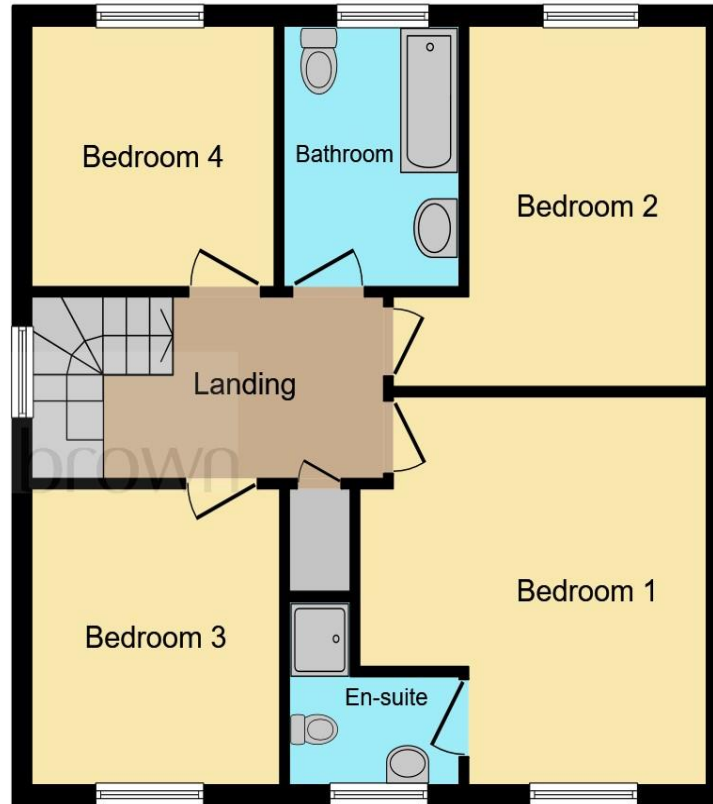
Hyde Park Road, Kingswood, Hull

William H. Brown are delighted to market this quietly tucked-away four bedroom detached house in the popular residential area of Kingswood. Close to local schools, North Point Shopping Centre, Kingswood Retail & Leisure Park and with easy access to Hull City Centre. This is a must, must see!





Ground Floor



First Floor

Entrance Hallway

Lounge

14' 3" x 11' 5" (4.34m x 3.48m)

Kitchen

24' 6" x 11' 6" (7.47m x 3.51m)

Bedroom Five / Study

9' 5" x 8' 8" (2.87m x 2.64m)

Downstairs Wc

Landing

Bedroom One

12' 8" x 12' 9" (3.86m x 3.89m)

En - Suite

6' 6" x 6' 2" (1.98m x 1.88m)

Bedroom Two

12' 5" x 11' 6" (3.78m x 3.51m)

Bedroom Three

9' 6" x 8' 9" (2.90m x 2.67m)

Bedroom Four

8' 10" x 8' 6" (2.69m x 2.59m)

Bathroom

8' 6" x 6' 6" (2.59m x 1.98m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

Hyde Park Road, Kingswood, Hull

- FOUR BEDROOM DETACHED HOUSE
- IDEAL FAMILY HOME / GREAT CONDITION THROUGHOUT
- CHAIN FREE
- SOUGHT- AFTER LOCATION
- PERFECTLY TUCKED-AWAY POSITION

Tenure: Freehold EPC Rating: C

offers over

£240,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDR121275](https://www.williamhbrown.co.uk/Property/HDR121275)



Property Ref:
HDR121275 - 0015

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.

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.

Directions to this property:

See below map for further information or call the Holderness Road branch on 01482 327913.



william h brown



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