

Broadland Drive, Hull, HU9 4TG



Welcome to

Broadland Drive, Hull

Welcome to this beautifully presented four-bedroom detached family home, ideally situated in a popular and highly sought-after area. This exceptional property boasts a well-thought-out layout, perfect for family living and entertaining.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Living Room

15' 6" max x 13' 2" max (4.72m max x 4.01m max)

Dining Room

15' 7" max x 8' max (4.75m max x 2.44m max)

Kitchen

Irregular Shaped Room 16' max x 10' 1" max (4.88m max x 3.07m)

Conservatory

19' 6" max x 11' 1" max (5.94m max x 3.38m max)

Downstairs Bathroom

9' 8" max x 9' 2" max (2.95m max x 2.79m max)

Bedroom 1

13' 4" max x 13' 1" max (4.06m max x 3.99m max)

Ensuite

 8^{\prime} 5" max x 6^{\prime} 1" max (2.57m max x 1.85m max)

Bedroom 2

13' 3" max x 11' 9" max (4.04m max x 3.58m max)

Bedroom 3

10' 8" max x 8' 5" max (3.25m max x 2.57m max)

Bedroom 4

10' 5" max x 9' 4" max (3.17m max x 2.84m max)

Bathroom

6' 9" max x 6' 8" max (2.06m max x 2.03m max)

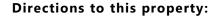
Welcome to

Broadland Drive, Hull

- 4 BEDROOMS
- **CONSERVATORY**
- COUNCIL TAX BAND: D
- WRAP-AROUND GARDEN
- **EXCELLENT LOCATION**

Tenure: Freehold EPC Rating: D

£269,950



For more information please contact the branch on 01482 327913.







St. Michael & All Angels - Sutton in Holderness Marfleet Ln Map data @2024 Please note the marker reflects the

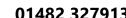
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR121838



Property Ref: HDR121838 - 0004 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 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 property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are 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



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