



**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.





**Ground Floor**



**First Floor**

**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' 5" max x 6' 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 )

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](http://www.focalagent.com)

## Welcome to

### Broadland Drive, Hull

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

Tenure: Freehold EPC Rating: D

# £269,950

### Directions to this property:

For more information please contact the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR121838](http://williamhbrown.co.uk/Property/HDR121838)



Property Ref:  
HDR121838 - 0004

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