



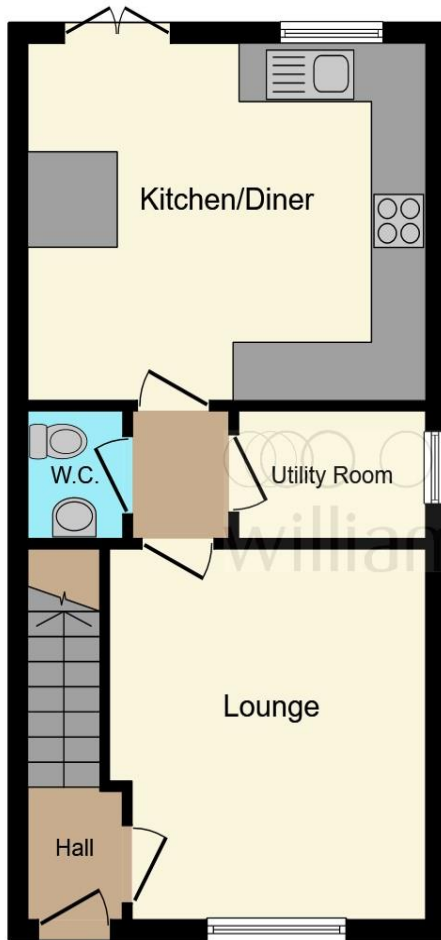
Ferryman Close, Wawne, Hull, HU7 5ET

Welcome to

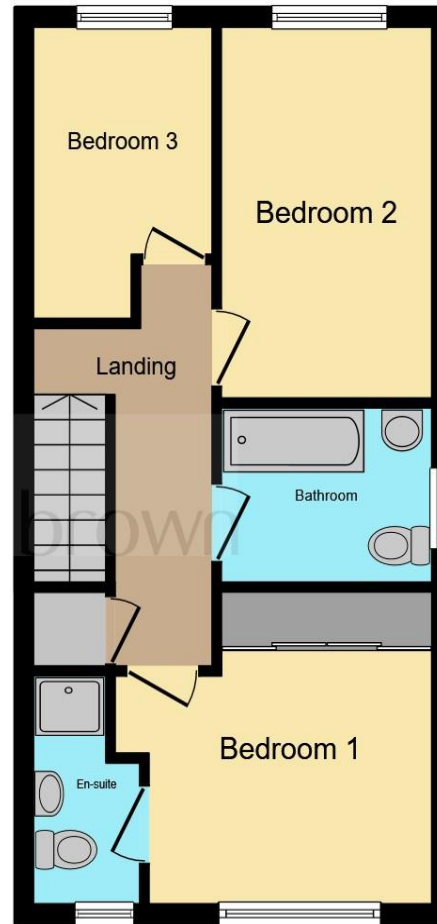
Ferryman Close, Wawne, Hull

****READY TO MOVE INTO - VIEWINGS HIGHLY ADVISED**** Welcome to this beautifully maintained three-bedroom semi-detached home on Ferryman Close in Wawne. Ready to move into, this modern property offers a blend of style and functionality.





Ground Floor



First Floor

Entrance Hall

Living Room

12' 2" max x 10' 10" max (3.71m max x 3.30m max)

Cloakroom

5' 5" max x 4' max (1.65m max x 1.22m max)

Kitchen-Diner

14' 1" max x 11' 11" max (4.29m max x 3.63m max)

Utility Room

4' 9" max x 4' max (1.45m max x 1.22m max)

Landing

Bedroom 1

8' 4" max x 7' 7" max (2.54m max x 2.31m max)

Ensuite

7' 8" max x 4' 1" max (2.34m max x 1.24m max)

Bedroom 2

11' 11" max x 7' 7" max (3.63m max x 2.31m max)

Bedroom 3

9' 9" max x 6' 2" max (2.97m max x 1.88m max)

Bathroom

7' 6" max x 5' 10" max (2.29m max x 1.78m max)

Please Note: There is a maintenance fee of £10/month.

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

Welcome to

Ferryman Close, Wawne, Hull

- GUIDE PRICE £215,000 - £230,000
- EN-SUITE OFF THE MASTER BEDROOM
- COUNCIL TAX BAND: B
- QUIET CUL-DE-SAC IN VILLAGE LOCATION
- UTILITY ROOM AND DOWNSTAIRS WC

Tenure: Freehold EPC Rating: B

guide price

£215,000

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/HDR119774



Property Ref:
HDR119774 - 0003

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.



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