

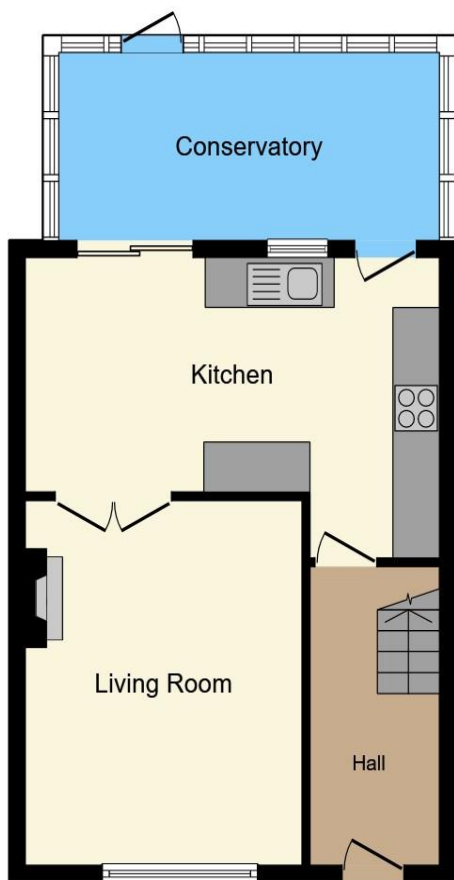


**Marsdale, Hull, HU7 4AQ**

## **Welcome to Marsdale, Hull**

William H Brown are delighted to market this three-bedroom mid-terraced home on Marsdale, Hull. With a spacious living room, open-plan kitchen diner, and large rear conservatory, it offers generous space. Featuring a loft room, off-street parking, and a sunny garden. Enquire today!

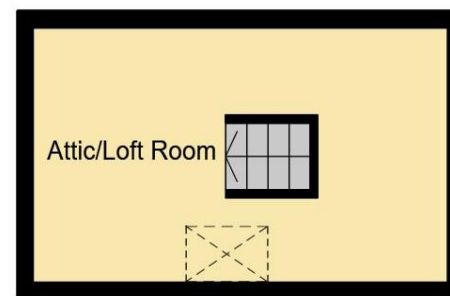




**Ground Floor**



**First Floor**



**Second Floor**

### **Living Room**

14' 4" max x 11' 6" max ( 4.37m max x 3.51m max )

### **Kitchen**

17' 9" max x 9' 9" max ( 5.41m max x 2.97m max )

### **Bedroom 1**

13' 2" max x 10' 1" max ( 4.01m max x 3.07m max )

### **Bedroom 2**

10' 7" max x 10' 6" max ( 3.23m max x 3.20m max )

### **Bedroom 3**

10' max x 7' 5" max ( 3.05m max x 2.26m max )

### **Bathroom**

6' 8" max x 5' 4" max ( 2.03m max x 1.63m 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 Marsdale, Hull

- THREE BEDROOM MID-TERRACED HOME
- SPACIOUS LIVING ROOM AND CONSERVATORY
- OFF-STREET PARKING TO THE REAR
- SUNNY AND WELL-MAINTAINED GARDEN
- CONVERTED LOFT ROOM (NOT TO BUILDING REGULATIONS)

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

# £140,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR122740](http://williamhbrown.co.uk/Property/HDR122740)



Property Ref:  
HDR122740 - 0003

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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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