



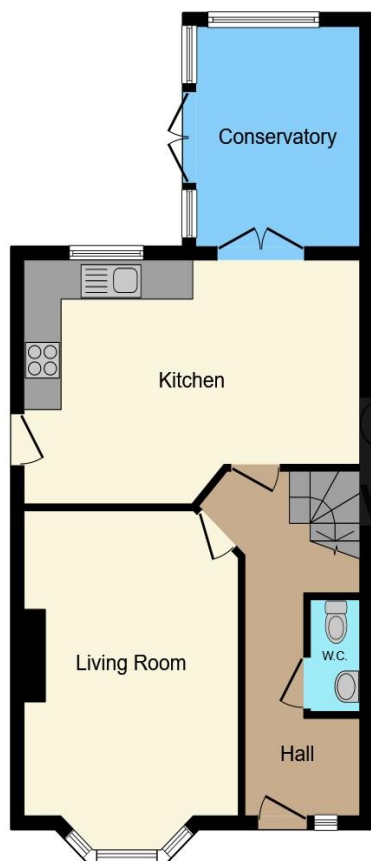
Brackendale Close, Hull, HU7 0EF

Welcome to

Brackendale Close, Hull

FANTASTIC four-bedroom semi-detached family home with stunning kitchen-diner, large garden and ample off-street parking, ideal for families seeking a beautiful home in a convenient and pleasant location.

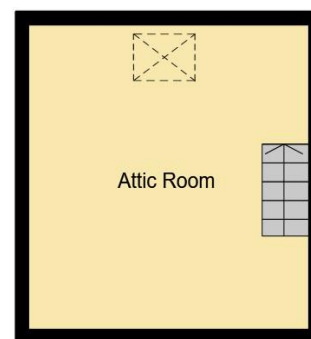




Ground Floor



First Floor



Second Floor

Lounge

16' 5" max x 11' 2" max (5.00m max x 3.40m max)

Kitchen-diner

17' 7" max x 11' 9" max (5.36m max x 3.58m max)

Wc

6' 1" max x 2' 8" max (1.85m max x 0.81m max)

Landing

Bedroom 1

11' 7" max x 10' 7" max (3.53m max x 3.23m max)

Bedroom 2

9' 7" max x 8' 4" max (2.92m max x 2.54m max)

Bedroom 3

9' 9" max x 6' 6" max (2.97m max x 1.98m max)

Bedroom 4

7' 8" max x 6' max (2.34m max x 1.83m max)

Bathroom

8' 3" max x 8' 3" max (2.51m max x 2.51m max)

Loft Space

15' 5" max x 15' max (4.70m max x 4.57m max)

Garage

24' 5" max x 8' 9" max (7.44m max x 2.67m 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

Welcome to

Brackendale Close, Hull

- GUIDE PRICE £260,000 - £270,000
- STUNNING KITCHEN-DINER LEADING TO CONSERVATORY
- FOUR BEDROOMS
- LARGE DRIVEWAY AND GARAGE
- PRIVATE REAR GARDEN IDEAL FOR RELAXING AND ENTERTAINING

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£260,000 - £270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123031



Property Ref:
HDR123031 - 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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