



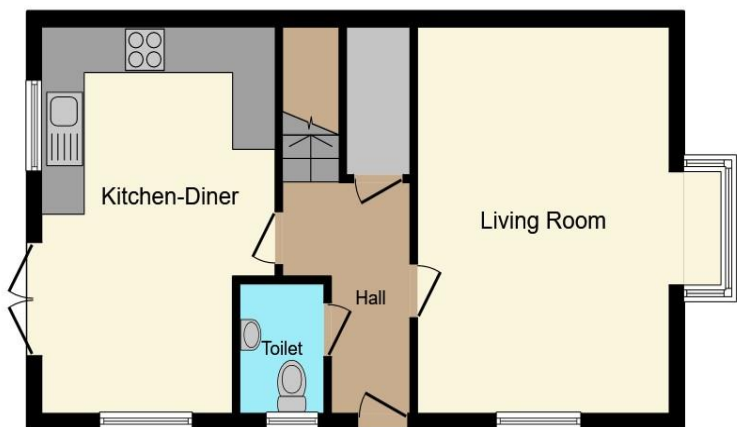
Friary Place, Kingswood, Hull, HU7 3PL

Welcome to

Friary Place, Kingswood, Hull

William H. Brown are delighted to market this beautifully presented 4-bedroom detached family home in the sought-after area of Kingswood, Hull. Laid over three floors, this home would be perfect for families looking to upsize in a well-established area.

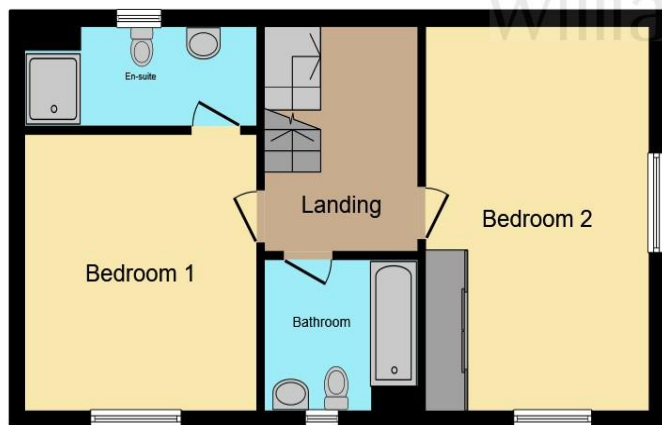




Ground Floor



Second Floor



First Floor

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

Entrance Hall

Living Room

16' 6" max x 9' 6" max (5.03m max x 2.90m max)

Kitchen-Diner

16' 5" max x 10' 6" max (5.00m max x 3.20m max)

Downstairs Cloakroom

5' 8" max x 4' 8" max (1.73m max x 1.42m max)

First Floor

Bedroom 1

12' 1" max x 10' 8" max (3.68m max x 3.25m max)

Ensuite Shower Room

10' 8" max x 4' 2" max (3.25m max x 1.27m max)

Bedroom 2

16' 6" max x 9' 6" max (5.03m max x 2.90m max)

Bathroom

7' 3" max x 6' 2" max (2.21m max x 1.88m max)

Second Floor

Bedroom 3

16' 7" max x 10' 8" max (5.05m max x 3.25m max)

Bedroom 4

13' 7" max x 9' 7" max (4.14m max x 2.92m max)

Shower Room

7' 8" max x 3' 8" max (2.34m max x 1.12m max)

Welcome to

Friary Place, Kingswood, Hull

- 4 BEDROOM DETACHED HOME WITH THREE BATHROOMS AND DOWNSTAIRS CLOAKROOM
- OFF-STREET PARKING VIA DRIVE AND GARAGE
- COUNCIL TAX BAND: D
- BEAUTIFULLY PRESENTED WITH LIGHT AND SPACIOUS ROOMS
- SOUGHT-AFTER AREA WITH LOCAL AMENITIES

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123055



Property Ref:
HDR123055 - 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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