



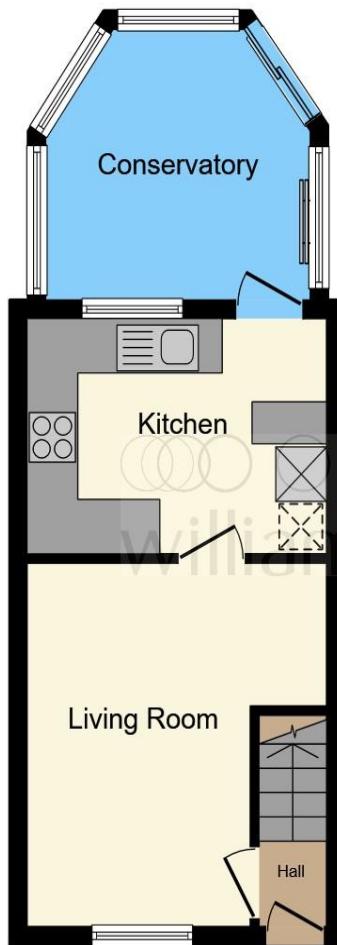
**Brookfield Close, Kingswood, Hull, HU7 3EX**

**Welcome to**

## **Brookfield Close, Kingswood, Hull**

William H. Brown are delighted to market this charming two-bedroom semi-detached home on Brookfield Close in the popular residential area of Kingswood, Hull.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Living Room**

13' 4" max x 11' 9" max ( 4.06m max x 3.58m max )

**Kitchen**

11' 8" max x 8' 6" max ( 3.56m max x 2.59m max )

**Conservatory**

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

**Landing**

**Bedroom 1**

11' 8" max x 8' 8" max ( 3.56m max x 2.64m max )

**Bedroom 2**

10' 3" max x 6' max ( 3.12m max x 1.83m max )

**Bathroom**

6' 8" max x 5' 5" max ( 2.03m max x 1.65m 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

# Brookfield Close, Kingswood, Hull

- GUIDE PRICE £130,000 - £150,000
- OFF-STREET PARKING VIA THE DRIVE
- COUNCIL TAX BAND: B
- LOW MAINTENANCE REAR GARDEN WITH PATIO
- CONSERVATORY

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£130,000 - £150,000**



**view this property online** [williamhbrown.co.uk/Property/HDR123108](http://williamhbrown.co.uk/Property/HDR123108)

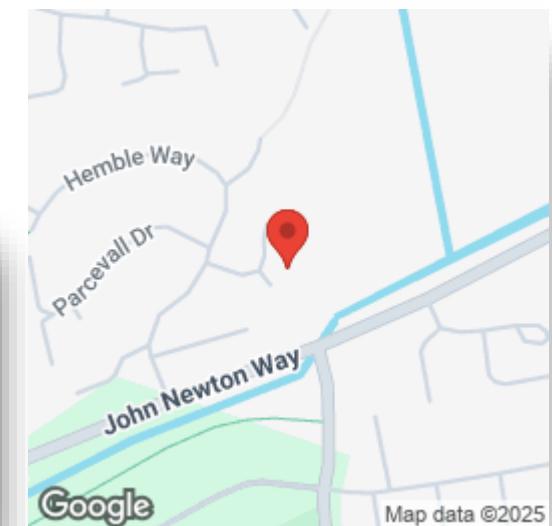
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.



Property Ref:  
HDR123108 - 0004

## Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 327913.



Please note the marker reflects the postcode not the actual property

 **william h brown**



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