

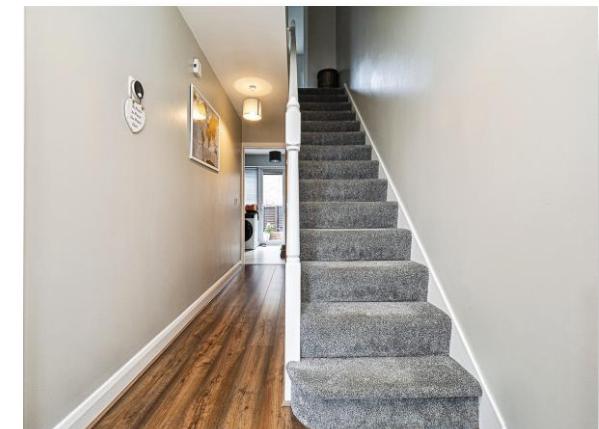


**Tyrell Oaks, Hedon, HULL, HU12 8RF**

**Welcome to**

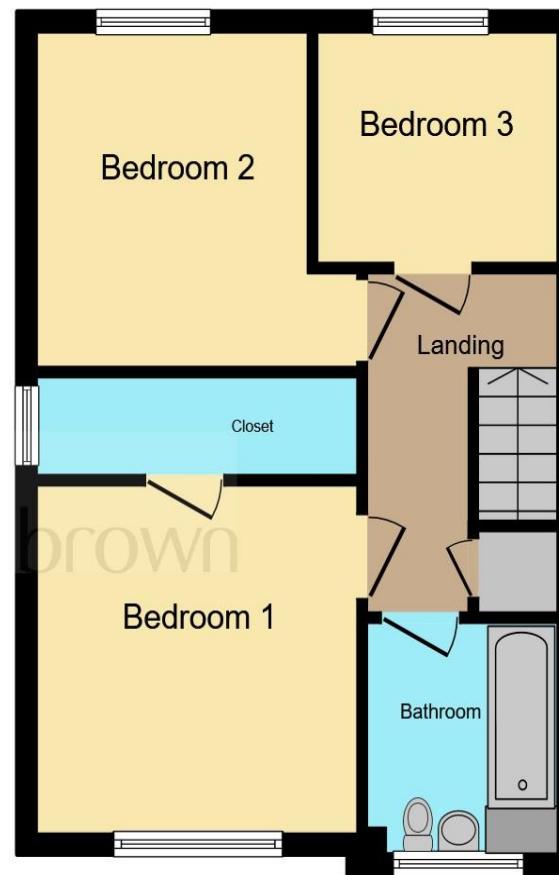
**Tyrell Oaks, Hedon, HULL**

IMMACULATELY PRESENTED three-bedroom family home on Tyrell Oaks, Hedon, with a low-maintenance garden and ample off-street parking.





**Ground Floor**



**First Floor**

**Lounge**

14' 6" max x 10' 7" max ( 4.42m max x 3.23m max )

**Kitchen-Diner**

17' 2" max x 10' 2" max ( 5.23m max x 3.10m max )

**Wc**

6' 5" max x 2' 6" max ( 1.96m max x 0.76m max )

**Bedroom 1**

11' 3" max x 10' 6" max ( 3.43m max x 3.20m max )

**Bedroom 2**

10' 5" max x 9' max ( 3.17m max x 2.74m max )

**Bedroom 3**

7' 9" max x 7' 2" max ( 2.36m max x 2.18m max )

**Bathroom**

7' 1" max x 6' max ( 2.16m max x 1.83m 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

### Tyrell Oaks, Hedon HULL

- GUIDE PRICE £170,000 - £190,000
- STYLISH KITCHEN-DINER WITH ACCESS TO THE GARDEN
- GOOD SIZED BEDROOMS, THE MASTER HAVING WALK-IN CLOSET
- READY-TO-MOVE-IN CONDITION
- GREAT LOCATION FOR AMENITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£170,000 - £190,000**



**view this property online** [williamhbrown.co.uk/Property/HDR123119](http://williamhbrown.co.uk/Property/HDR123119)

#### Directions to this property:

See map below for directions. For more information contact the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property



Property Ref:  
HDR123119 - 0005

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



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