



Village Road, Hull, HU8 8QT

Welcome to

Village Road, Hull

William H. Brown are delighted to market this charming three-bedroom semi-detached home on Village Road, Hull. Nestled within the popular, leafy Garden Village, this property needs to be viewed to fully appreciate everything it has to offer.





Ground Floor



First Floor

Entrance Porch

Entrance Hall

Living Room

24' 1" max x 11' 8" max (7.34m max x 3.56m max)

Kitchen-Diner

19' 9" max x 8' 8" max (6.02m max x 2.64m max)

Landing

Bedroom 1

13' 2" max x 9' 5" max (4.01m max x 2.87m max)

Bedroom 2

11' max x 10' 4" max (3.35m max x 3.15m max)

Bedroom 3

9' 4" max x 7' 4" max (2.84m max x 2.24m max)

Bathroom

6' 3" max x 5' 6" max (1.91m max x 1.68m 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

Village Road, Hull

- GUIDE PRICE £180,000 - £200,000
- 3 BEDROOM SEMI-DETACHED HOME
- COUNCIL TAX BAND: C
- BEAUTIFUL REAR GARDEN
- OFF-STREET PARKING AND GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£180,000 - £200,000

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

view this property online williamhbrown.co.uk/Property/HDR123273



Property Ref:
HDR123273 - 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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