



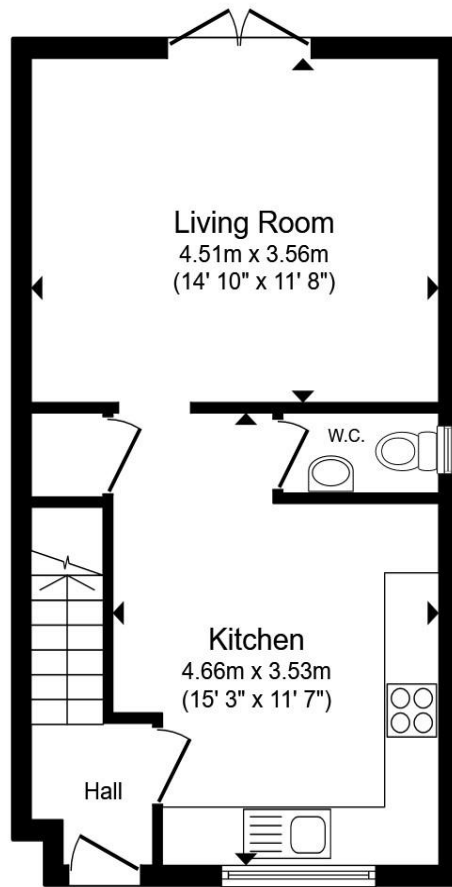
Canister Close, Hull HU9 3BU

welcome to

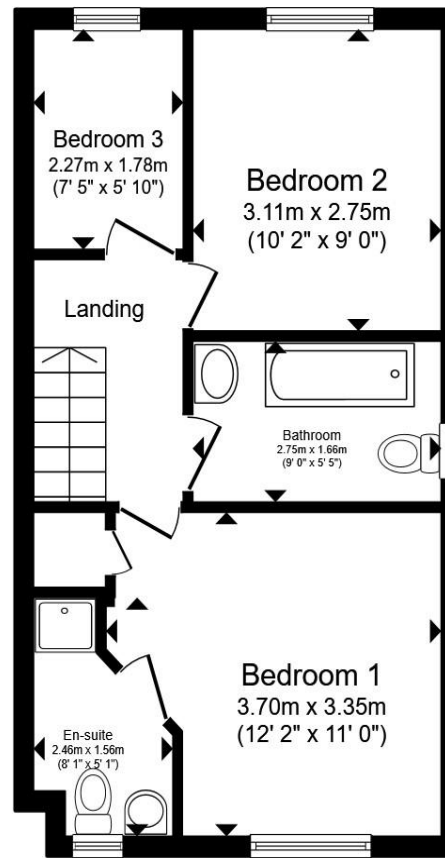
Canister Close, Hull

William H Brown are delighted to market this immaculate 3-bed semi-detached home in Hull. Featuring a modern kitchen, spacious living room, downstairs WC, ensuite to master, family bathroom, off-street parking, and a generous garden. Early viewing is highly recommended.





Ground Floor



First Floor

Total floor area 74.6 m² (803 sq.ft.) approx

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.propertybox.io



Entrance Hall

Living Room

14' 10" max x 11' 8" max (4.52m max x 3.56m max)

Kitchen-Diner

12' 1" max x 11' 5" max (3.68m max x 3.48m max)

Downstairs Cloakroom

4' 8" max x 3' 1" max (1.42m max x 0.94m max)

Landing

Bedroom 1

11' 9" max x 11' 1" max (3.58m max x 3.38m max)

Ensuite

8' max x 4' 8" max (2.44m max x 1.42m max)

Bedroom 2

10' 5" max x 8' 4" max (3.17m max x 2.54m max)

Bedroom 3

7' 3" max x 5' 9" max (2.21m max x 1.75m max)

Bathroom

8' 4" max x 5' 4" max (2.54m max x 1.63m max)

Welcome to

Canister Close, Hull

- GUIDE PRICE £170,000 - £180,000
- IMMACULATE 3 BED SEMI-DETACHED HOME
- COUNCIL TAX BAND: B
- FEATURING OFF-STREET PARKING
- GREAT SIZE REAR GARDEN

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

guide price

£170,000 - £180,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDR123404](https://www.williamhbrown.co.uk/Property/HDR123404)



Property Ref:
HDR123404 - 0003

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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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