



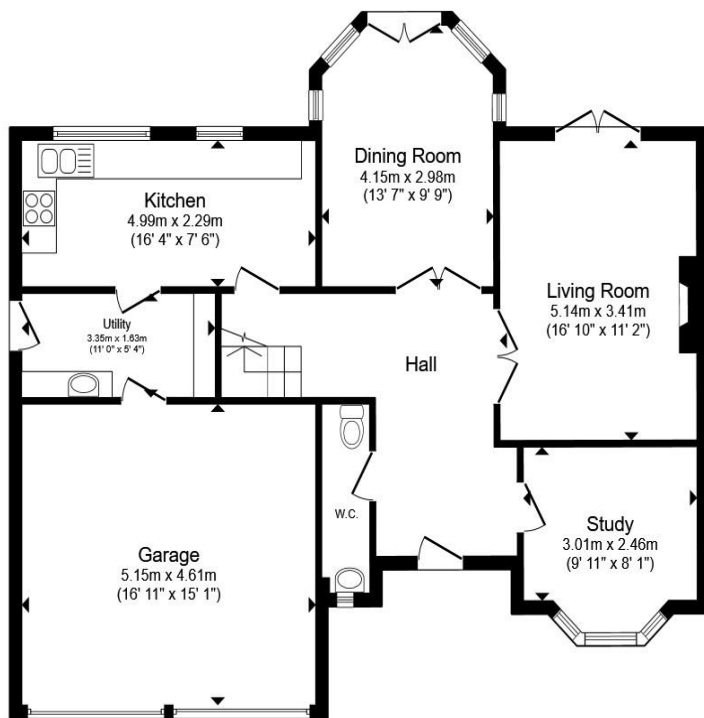
Elwyn Way, Hedon, Hull, HU12 8GE

Welcome to

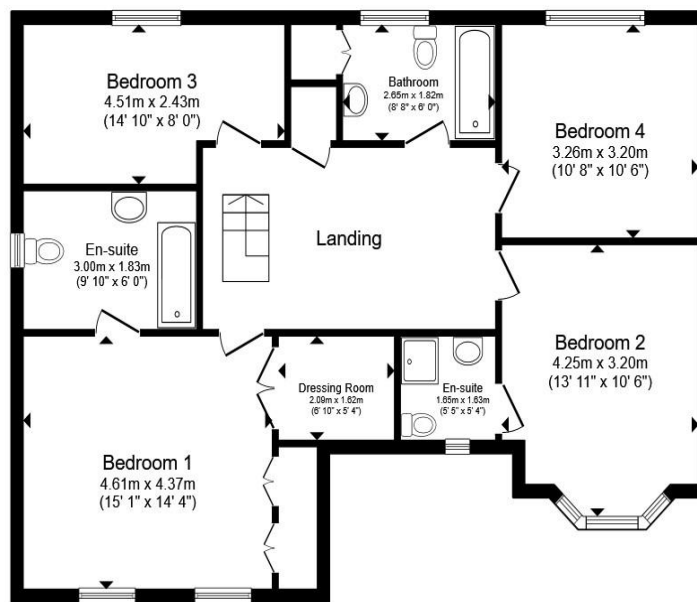
Elwyn Way, Hedon, Hull

William H Brown are delighted to market this stunning 4-bed detached home on Elwyn Way, Hedon. With spacious living areas, two ensuites, a hidden dressing room, double garage, ample parking, and a beautifully kept rear garden, it's the perfect family home ready to move straight into!





Ground Floor



First Floor

Total floor area 186.6 m² (2,008 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

Lounge

16' 8" max x 11' 2" max (5.08m max x 3.40m max)

Snug

8' 6" max x 8' max (2.59m max x 2.44m max)

Kitchen

16' 1" max x 7' 6" max (4.90m max x 2.29m max)

Wc

8' 2" max x 2' 9" max (2.49m max x 0.84m max)

Utility Room

11' 7" max x 5' 3" max (3.53m max x 1.60m max)

Dining Room

13' max x 9' 7" max (3.96m max x 2.92m max)

Landing

Bedroom 1

15' 2" max x 14' 4" max (4.62m max x 4.37m max)

En Suite

9' 9" max x 5' 7" max (2.97m max x 1.70m max)

Dressing Room

6' max x 5' 5" max (1.83m max x 1.65m max)

Bedroom 2

15' 2" max x 10' 4" max (4.62m max x 3.15m max)

En Suite

5' 9" max x 5' 1" max (1.75m max x 1.55m max)

Bedroom 3

10' 8" max x 10' 4" max (3.25m max x 3.15m max)

Bedroom 4

14' 9" max x 8' 1" max (4.50m max x 2.46m max)

Bathroom

8' 5" max x 6' max (2.57m max x 1.83m max)

Welcome to

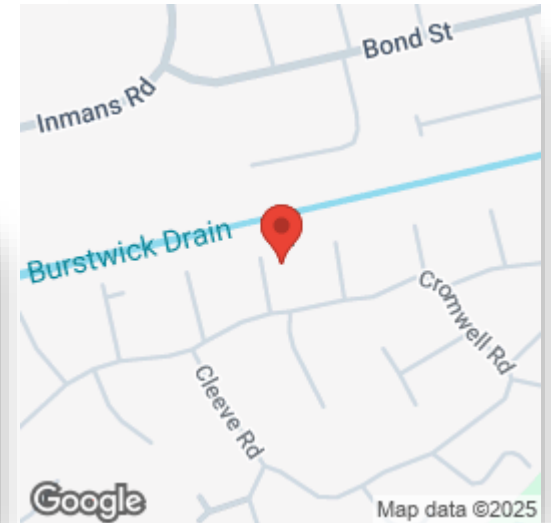
Elwyn Way, Hedon Hull

- BEAUTIFUL 4 BED DETACHED HOME
- FEATURING 2 EN SUITES AND A FAMILY BATHROOM
- INTERNAL DOUBLE GARAGE AND OFF-STREET PARKING
- MULTIPLE RECEPTION ROOMS
- EXCELLENT SIZED GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£370,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123298



Property Ref:
HDR123298 - 0004

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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