



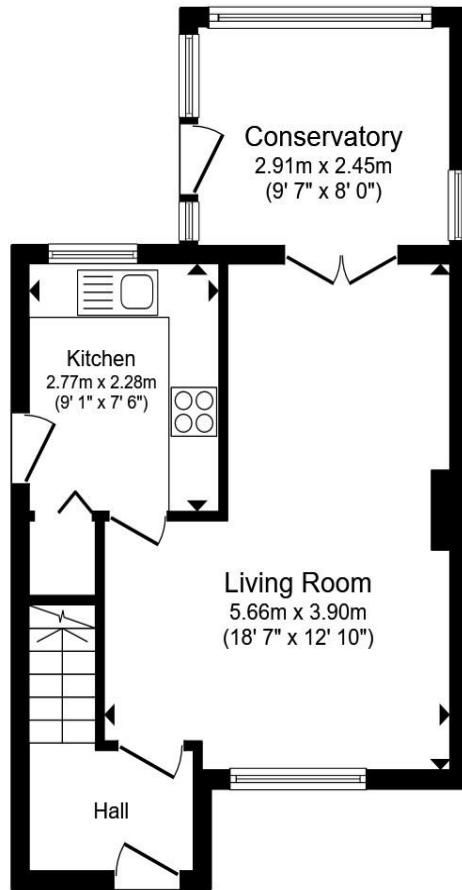
Swainby Close, Hull, HU8 9TU

Welcome to

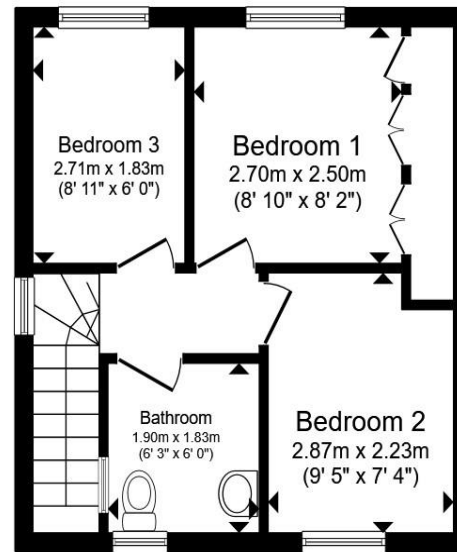
Swainby Close, Hull

William H Brown are delighted to market this three-bedroom semi-detached home in a lovely Hull cul-de-sac. Offering spacious living with open-plan lounge/diner, kitchen, conservatory, three bedrooms and modern bathroom, plus off-street parking, garage and garden, it's full of potential to add value.





Ground Floor



First Floor

Total floor area 67.5 m² (726 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

Lounge

18' 5" max x 13' max narrowing to 7' 9" max (5.61m max x 3.96m max narrowing to 2.36m max)

Conservatory

10' 3" max x 8' 5" max (3.12m max x 2.57m max)

Landing

Bedroom 1

9' 4" max x 7' 1" max (2.84m max x 2.16m max)

Bedroom 2

10' 2" max x 8' 8" max (3.10m max x 2.64m max)

Bedroom 3

8' 8" max x 6' max (2.64m max x 1.83m max)

Bathroom

6' 3" max x 5' 8" max (1.91m max x 1.73m max)

Welcome to

Swainby Close, Hull

- GUIDE PRICE £150,000 - £160,000
- 3 BED SEMI DETACHED HOME
- GARAGE AND OFF-STREET PARKING
- CONSERVATORY TO THE REAR
- OFFERING PLENTY OF POTENTIAL

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£150,000 - £160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123367



Property Ref:
HDR123367 - 0002

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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