



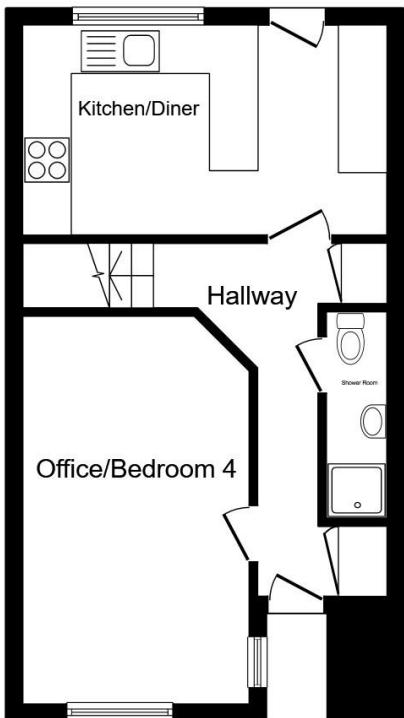
Kielder Way, Kingswood, Hull, HU7 3BP

Welcome to

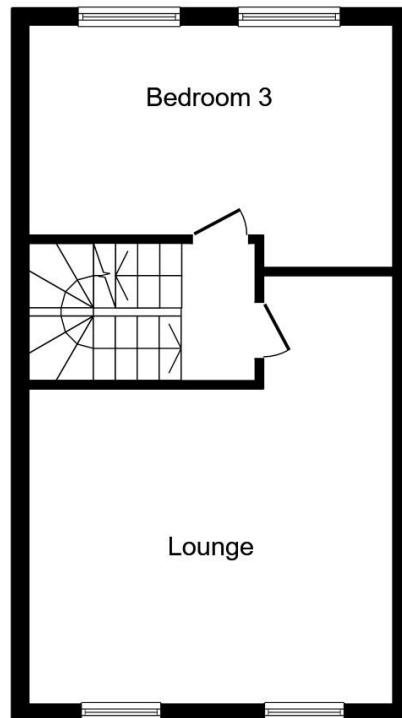
Kielder Way, Kingswood, Hull

William H Brown are delighted to market this versatile three-bedroom end-terraced home on Kielder Way. Spread across three floors, it boasts a modern kitchen, converted garage with shower room, spacious lounge, three double bedrooms with ensuites, extensive parking, and a low-maintenance rear garden

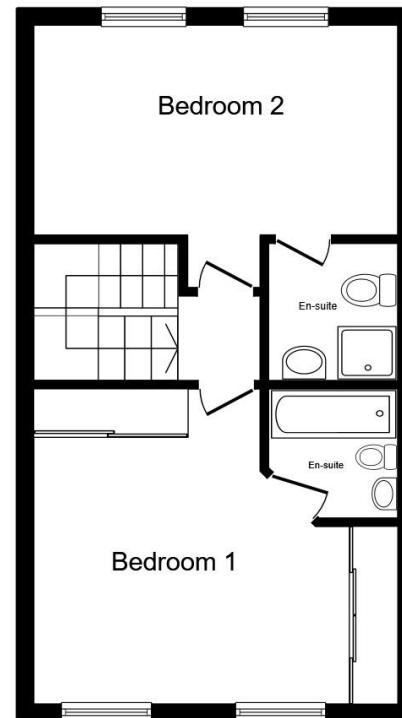




Ground Floor



First Floor



Second Floor

Total floor area 111.8 m² (1,204 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

Office/Bedroom 4

15' 4" max x 7' 7" max (4.67m max x 2.31m max)

Kitchen

14' 6" max x 7' 8" max (4.42m max x 2.34m max)

Shower Room

9' 4" max x 2' 8" max (2.84m max x 0.81m max)

Landing

Lounge

14' 7" max x 12' 7" max (4.45m max x 3.84m max)

Bedroom 3

14' 7" max x 10' max (4.45m max x 3.05m max)

Landing

Bedroom 1

12' 8" max x 10' 9" max (3.86m max x 3.28m max)

En Suite

6' 5" max x 5' 6" max (1.96m max x 1.68m max)

Bedroom 2

14' 7" max x 10' 6" max (4.45m max x 3.20m max)

En Suite

5' 8" max x 5' 6" max (1.73m max x 1.68m max)



Welcome to

Kielder Way, Kingswood Hull

- GUIDE PRICE £180,000 - £190,000
- SPACIOUS 3/4 BEDROOM END TERRACE HOME
- VERSATILE CONVERTED GARAGE ROOM
- AMPLE OFF STREET PARKING
- TWO EN SUITES AND DOWNSTAIRS SHOWER ROOM

Tenure: Freehold EPC Rating: C

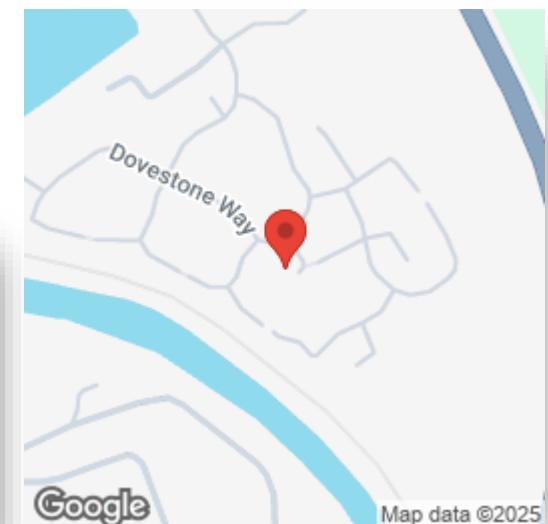
Council Tax Band: C

guide price

£180,000 - £190,000

Directions to this property:

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



view this property online williamhbrown.co.uk/Property/HDR123370

Please note the marker reflects the postcode not the actual property



Property Ref:
HDR123370 - 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



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