



**Kielder Way, Kingswood, Hull, HU7 3BP**

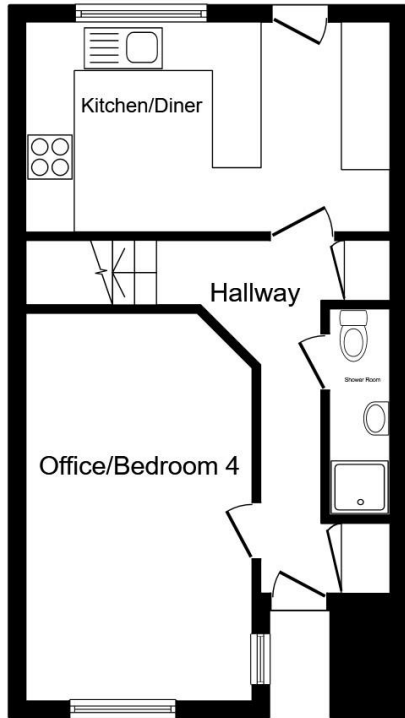


## ***Welcome to***

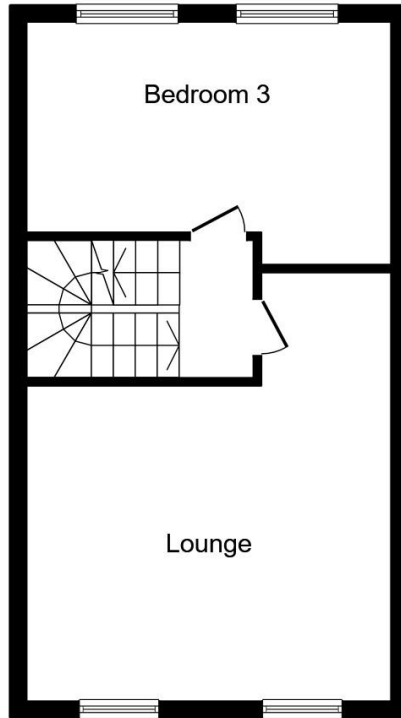
### **Kielder Way, Kingswood, Hull**

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

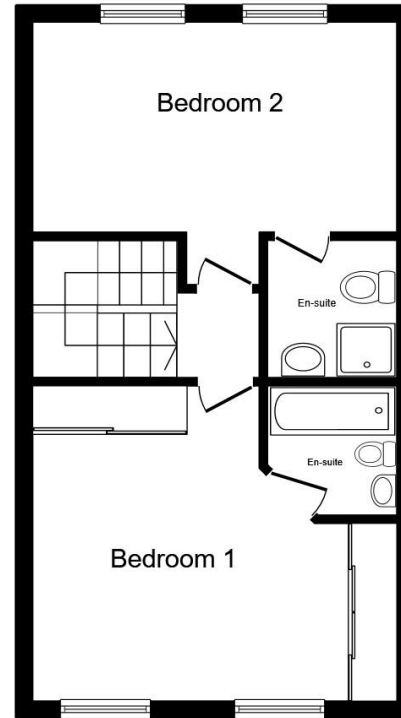




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 111.8 m<sup>2</sup> (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](http://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

### **Directions to this property:**

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

guide price

**£180,000 - £190,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR123370](http://williamhbrown.co.uk/Property/HDR123370)



Property Ref:  
HDR123370 - 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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