



Howdale Road, Hull, HU8 9JY

Welcome to

Howdale Road, Hull

William H Brown are delighted to market this superb 4 bed semi-detached family home on Howdale Road. Offering ample parking, integral garage, generous lounge, stunning extended open-plan kitchen diner with utility and WC, 3 double bedrooms, modern bathroom, loft rooms and landscaped garden.

Lounge

16' 3" max x 11' 2" max (4.95m max x 3.40m max)

Kitchen

24' 4" max x 19' max (7.42m max x 5.79m max)

Utility Room

6' 4" max x 6' 2" max (1.93m max x 1.88m max)

WC

6' 5" max x 3' max (1.96m max x 0.91m max)

Landing

Bedroom 1

16' max x 9' 9" max (4.88m max x 2.97m max)

En Suite

9' 8" max x 6' max (2.95m max x 1.83m max)

Bedroom 2

11' 6" max x 7' 8" max (3.51m max x 2.34m max)

Bedroom 3

13' 4" max x 7' 9" max (4.06m max x 2.36m max)

Bedroom 4

8' 8" max x 6' 4" max (2.64m max x 1.93m max)

Bathroom

6' 5" max x 6' 3" max (1.96m max x 1.91m max)

Loft Space 1

11' 1" max x 9' 7" max (3.38m max x 2.92m max)

Loft Space 2

14' max x 10' 4" max (4.27m max x 3.15m max)

Welcome to

Howdale Road, Hull

- GUIDE PRICE £300,000 - £310,000
- 4 BED SEMI-DETACHED PROPERTY
- AMPLE OFF-STREET PARKING AND INTEGRAL GARAGE
- IMMACULATE THROUGHOUT
- OPEN PLAN KITCHEN DINING AREA

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£300,000 - £310,000

Directions to this property:

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123314



Property Ref:
HDR123314 - 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.



william h brown



01482 327913



HoldernessRd@williamhbrown.co.uk



358-360 Holderness Road, HULL, East
Yorkshire, HU9 3DQ



williamhbrown.co.uk