



Laburnum Drive, Hull HU5 5YD

Welcome to

Laburnum Drive, Hull

Detached Bungalow with - Entrance Porch, Entrance Hall, Lounge, Fitted Kitchen, Conservatory, 2 Double Bedrooms, Family Bathroom, Gardens, Off Street Parking & Garage - Book your viewing today!



Entrance Porch

With double glazed door to the side.

Entrance Hall

With storage cupboard and radiator.

Lounge

10' 6" x 17' (3.20m x 5.18m)

With double glazed bow window to the front, gas fire with wooden surround, radiator and coving to the ceiling.

Kitchen

8' 7" x 12' 9" (2.62m x 3.89m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, breakfast bar, plumbing for a dishwasher, plumbing for a washing machine, space for a cooker, storage cupboard, radiator, coving to the ceiling, double glazed window to the side and double glazed door to the rear.

Conservatory

9' 1" x 9' 6" (2.77m x 2.90m)

With double glazed patio style door to the side, double glazed windows to the side and rear, electric heater and wall light points.

Bedroom 1

11' 3" x 8' 7" to rear of wardrobes (3.43m x 2.62m to rear of wardrobes)

With double glazed window to the front, radiator, television point and fitted wardrobes.

Bedroom 2

7' 6" x 8' 9" to front of wardrobes (2.29m x 2.67m to front of wardrobes)

With double glazed window to the rear, radiator, television point and fitted wardrobes.

Bathroom

Bathroom with bath with electric shower over, low level wc, wash hand basin, radiator and double glazed window to the side.

Outside

Front Garden

With lawned area, wall, borders with shrubs, path, side access gate and gravelled area providing off street parking.

Rear Garden

With lawned area, trees, fencing, decking area and hedged surround.

Garage

9' 4" x 16' 5" (2.84m x 5.00m)

With side access door, double glazed window to the side and electric roller door.



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Welcome to

Laburnum Drive, Hull

- Reduced For A Quick Sale!
- 2 Bedroom Detached Bungalow
- Off Street Parking & Garage
- Excellent Cul-De-Sac Location
- Well Presented Throughout!

Tenure: Freehold EPC Rating: D

£190,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY109231 - 0005

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.

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