



**Daville Close, Hull HU5 5PY**

**Welcome to**

**Daville Close, Hull**

GUIDE PRICE £150,000 - £160,000

Lovely Home On Daville Close with - Entrance Hall, Lounge, Dining Room/Reception Room, L-Shaped Kitchen/ Diner, 3 Bedrooms, Family Bathroom, Gardens & Off Street Parking - Call and book your viewing now!



## Entrance Hall

With double glazed door, dado rail, radiator, double glazed window to the front, coving to the ceiling and stairs to the First Floor.

## Lounge

16' 8" x 10' 6" into recesses plus max ( 5.08m x 3.20m into recesses plus max )

With double glazed bow window to the front, wall mounted electric fire, dado rail and coving to the ceiling.

## Dining Room/ Reception Room

15' 2" x 8' 8" narrowing to 6' 5" ( 4.62m x 2.64m narrowing to 1.96m )

With double glazed bow window to the front, wall light points, radiator, double glazed window to the rear and coving to the ceiling.

## L- Shaped Kitchen/ Diner

14' 5" max to door entrance x 16' 7" max ( 4.39m max to door entrance x 5.05m max )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, double electric oven, induction hob, cooker-hood, radiator, space for a fridge freezer, plumbing for an automatic washing machine, plumbing for a dishwasher, dado rail and double glazed french style doors.

## First Floor

### Landing

With double glazed window to the side, airing cupboard, dado rail, coving to the ceiling and loft access.

### Bedroom 1

12' 7" x 9' 5" max ( 3.84m x 2.87m max )

With double glazed window to the front, radiator and spot light points.

### Bedroom 2

9' 2" to front of fitted wardrobes x 10' 3" to rear of built in wardrobes ( 2.79m to front of fitted wardrobes x 3.12m to rear of built in wardrobes )

With double glazed window to the rear, built in wardrobes, radiator and coving to the ceiling.

### Bedroom 3

9' 7" including stair bulkhead x 6' 9" ( 2.92m including stair bulkhead x 2.06m )

With double glazed window to the front, radiator and coving to the ceiling.

### Bathroom

Bathroom with bath with electric shower over, low level wc, wash hand basin, ladder style radiator, spot light points and extractor fan.

## Outside

### Front Garden

With pebbled front area, security light and gravelled parking area providing off street parking.

### Rear Garden

With paved patio area, lawned area, outside light, outside tap, outside electrical socket, wall, timber fencing, path and side access gate.

### Agents Note

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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## Welcome to

### Daville Close, Hull

- GUIDE PRICE £150,000 - £160,000
- Lovely, Extended 3 Bedroom End Terrace Family Home
- Popular Cul De Sac Location
- 2 Reception Rooms & L-Shaped Kitchen/Diner
- Off Street Parking

Tenure: Freehold EPC Rating: D

guide price

**£150,000 - £160,000**

### 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:  
WBY110018 - 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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