



Welcome to

Daville Close, Hull

GUIDE PRICE £150,000 - £160,000

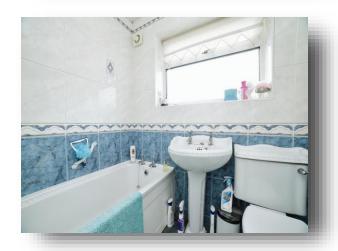
Lovely Home On Daville Close with - Entrance Hall, Lounge, Dining Room/Reception Room, L-Shaped Kitchen/ Diner, 3 Bedrooms, Family Bathroom, Gardens & Off Street Parking - Call and book your viewing now!













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" \times 10' 6" into recesses plus max ($5.08m \times 3.20m$ 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" \times 9' 5" max ($3.84m \times 2.87m \text{ max}$) 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.





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

view this property online williamhbrown.co.uk/Property/WBY110018



Property Ref: WBY110018 - 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 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.





01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williamhbrown.co.uk