



Seagull Close, Hull HU4 6SN

Welcome to

Seagull Close, Hull

Beautiful Home On Seagull Close with - Entrance Hall, Lounge/ Diner, Kitchen, Utility Area, 3 Bedrooms (2 Doubles) & Office, Family Bathroom & Ground Floor Cloakroom, Gardens & Off Street Parking For 2 Vehicles! - Book your viewing now!



Entrance Hall

With double glazed door to the front, understairs cupboard and stairs to the First Floor.

Cloakroom

With low level wc, vanity wash hand basin and radiator.

Lounge/ Diner

10' 7" x 24' 7" (3.23m x 7.49m)

With double glazed window to the front, 2 radiators, television point, coving to the ceiling and double glazed french style doors leading to the Rear Garden.

Kitchen

10' 2" x 8' 4" (3.10m x 2.54m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, plumbing for an automatic washing machine, radiator and double glazed window to the rear.

Utility Area

8' 7" x 6' 7" (2.62m x 2.01m)

With wall and base units, double glazed window to the rear, breakfast bar, plinth heater and double glazed door to the rear.

First Floor

Bedroom 1

10' 6" x 14' 8" to front of wardrobes (3.20m x 4.47m to front of wardrobes)

With 2 double glazed windows to the front, 2 radiators, fitted wardrobes and loft access.

Bedroom 2

11' 8" x 11' to rear of wardrobes (3.56m x 3.35m to rear of wardrobes)

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

Bedroom 3

10' 3" x 8' 7" (3.12m x 2.62m)

With double glazed window to the rear and radiator.

Office/ Bedroom 4

7' 5" x 8' 8" (2.26m x 2.64m)

With double glazed window to the front, radiator and fitted desk.

Bathroom

Bathroom with bath with mains shower over, low level wc, vanity wash hand basin, chrome effect towel style radiator, boiler housing in cupboard and double glazed window to the rear.

Outside

Front Garden

With paved patio area, lawned area, gate and private driveway providing off street parking.

Rear Garden

With block paved patio area, lawned area, pebbled borders housing plants and shrubs, hedges, timber fencing, workshop/shed and summerhouse.



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Welcome to

Seagull Close, Hull

- Beautifully Presented Throughout!
- 3 Bedrooms & Office
- Family Bathroom & Ground Floor Cloakroom
- Utility Area & Summerhouse & Off Street Parking
-

Tenure: Freehold EPC Rating: C

offers over

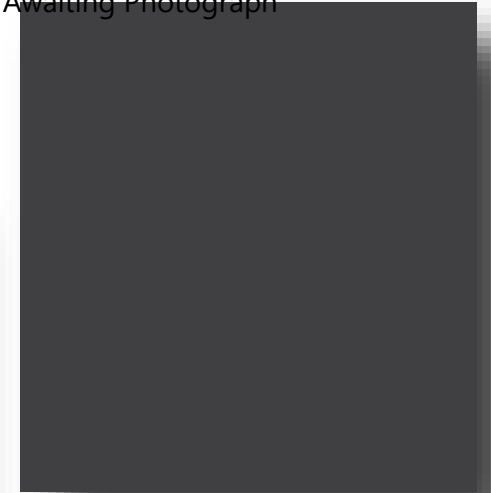
£250,000

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.



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY109944



Property Ref:
WB109944 - 0008

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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