



Cranberry Way, HULL HU4 7AQ

Welcome to

Cranberry Way, HULL

GUIDE PRICE £260,000 - £270,000

Detached Home On Cranberry Way with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Utility Room, Conservatory, Family Bathroom & Ground Floor Cloakroom, 4 Bedrooms, Dressing Room, Wet Room, Gardens & Off Street Parking! Book your viewing now!



Entrance Hall

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

Cloakroom

With low level wc, vanity wash hand basin, radiator and double glazed window to the rear.

Lounge

14' 7" x 13' 7" (4.45m x 4.14m)

With double glazed bow window to the front, radiator, feature log burner and coving to the ceiling.

Dining Room

9' 6" x 8' 6" (2.90m x 2.59m)

With radiator, coving to the ceiling and double glazed patio style doors leading to the Conservatory.

Kitchen

9' 5" x 8' 3" (2.87m x 2.51m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, radiator, spot light points and double glazed window to the rear.

Bedroom 4

11' 1" x 8' 1" (3.38m x 2.46m)

With double glazed window to the front, 2 radiators and loft access.

Wet Room

With electric shower, wash hand basin and extractor fan.

Utility Room

7' 9" x 8' 8" (2.36m x 2.64m)

With wall and base units, work surfaces, sink and drainer unit, double glazed window to the rear, plumbing for an automatic washing machine, plumbing for a dishwasher, radiator, storage cupboard, loft access and double glazed door to the rear.

Conservatory

11' x 9' 2" (3.35m x 2.79m)

With double glazed windows to the side and rear, feature log burner, radiator and double glazed patio style doors to the side.

First Floor

Landing

With storage cupboard, radiator and loft access.

Bedroom 1

9' 6" x 17' 3" max (2.90m x 5.26m max)

With double glazed window to the front and radiator.

Dressing Room

5' 9" x 6' 7" (1.75m x 2.01m)

With double glazed window to the front and radiator.

Bedroom 2

9' 8" x 8' 7" (2.95m x 2.62m)

With double glazed window to the rear and radiator.

Bedroom 3

8' 3" x 8' 4" (2.51m x 2.54m)

With double glazed window to the rear and radiator.

Bathroom

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

Outside

Front Garden

With lawned area, paved area, gravelled area, ramp up to the front door and driveway providing off street parking.

Rear Garden

With paved patio area, lawned area, gravelled area, side access gate and fenced surround.



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Welcome to

Cranberry Way, HULL

- GUIDE PRICE £260,000 - £270,000
- Detached, 4 Bedroom Home On Cranberry Way
- Utility Room & Conservatory
- Family Bathroom & Ground Floor Cloakroom & Wet Room
- Off Street Parking

Tenure: Freehold EPC Rating: D

guide price

£260,000 - £270,000

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:
WBY110254 - 0004

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