



Daville Close, Hull HU5 5PY

Welcome to

Daville Close, Hull

GUIDE PRICE £140,000 - £150,000

Lovely Home On Daville Close with - Entrance Hall, Lounge/Diner, Fitted Kitchen, 3 Bedrooms, Wet Room, Gardens, Off Street Parking & Garage! Call us now to book your viewing!



Entrance Hall

With double glazed door to the front, stairs to the First Floor and picture window into the Lounge.

Lounge/Diner

10' 6" max x 25' 3" (3.20m max x 7.70m)

With double glazed window to the front, gas fire, 2 radiators, coving to the ceiling and double glazed french style doors to the rear.

Kitchen

7' 8" x 15' 2" into access (2.34m x 4.62m into access)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, plumbing for an automatic washing machine, radiator, space for a cooker, storage cupboard, coving to the ceiling, double glazed windows to the side and rear and double glazed door to the rear.

First Floor

Landing

With double glazed window to the side, storage cupboard, coving to the ceiling and access to the boarded loft.

Bedroom 1

10' 3" into access x 12' 7" (3.12m into access x 3.84m)

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

Bedroom 2

10' 1" x 10' 8" (3.07m x 3.25m)

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

Bedroom 3

9' 5" x 7' (2.87m x 2.13m)

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

Wet Room

Wet Room with electric shower, low level wc, wash hand basin, radiator, coving to the ceiling and double glazed window to the rear.

Outside

Front Garden

With block paved patio area, gravelled area and driveway providing off street parking.

Rear Garden

With paved patio area, rear access gate, fenced surround and shed.

Garage

16' 8" x 8' 7" (5.08m x 2.62m)

With power, window to the side and up and over door.



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welcome to

Daville Close, Hull

- GUIDE PRICE £140,000 - £150,000
- 3 Bedroom Home On Daville Close
- Requiring A Degree of Modernisation
- Wet Room
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D

guide price

£140,000 - £150,000

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:
WBY110160 - 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.

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