



**Woodgate Lane, Hull HU5 5AY**

**Welcome to**

**Woodgate Lane, Hull**

GUIDE PRICE £270,000 - £280,000

True Bungalow with - Entrance Hall, Lounge, Kitchen/Diner/Day Room, 3 Bedrooms, Family Bathroom, Gardens, 2 Garages & Off Street Parking! Book your viewing today!



## Entrance Hall

With double glazed door to the front, storage cupboard, radiator, spot light points and coving to the ceiling.

## Lounge

16' 1" x 19' 5" ( 4.90m x 5.92m )

With 2 double glazed windows to the front, television point, radiator and coving to the ceiling.

## Kitchen/Diner/Day Room

24' narrowing to 11' " x 19' 8" ( 7.32m narrowing to 3.35m x 5.99m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, breakfast bar, gas hob, oven, cooker-hood, integrated washing machine, 2 radiators, space for fridge freezer, spot light points, 2 double glazed windows to the side, 2 double glazed windows to the rear and double glazed door to the rear.

## Bedroom 1

8' 7" x 12' 9" ( 2.62m x 3.89m )

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

## Bedroom 2

10' 7" x 12' ( 3.23m x 3.66m )

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

## Bedroom 3

9' 6" x 8' 5" ( 2.90m x 2.57m )

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

## Bathroom

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

## Front Garden

With gravelled front providing off street parking, side driveway accessed via wrought iron gates and timber fencing.

## Rear Garden

With paved patio area, artificial lawned area, outside tap and fenced surround.

## Double Garage

24' 8" x 20' 8" ( 7.52m x 6.30m )

With power, double glazed door to the side and electronic door.

## Garage

8' x 12' ( 2.44m x 3.66m )

Wooden door and single glazed window to the side.



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## Welcome to

## Woodgate Lane, Hull

- GUIDE PRICE £270,000 - £280,000
- 3 Bedroom True Bungalow In Hull
- Open Plan Kitchen/Diner/Day Room
- 2 Garages & Off Street Parking
- Well Presented Throughout

Tenure: Freehold EPC Rating: D

guide price

**£270,000 - £280,000**

## 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/WBY109661](http://williamhbrown.co.uk/Property/WBY109661)



Property Ref:  
WBY109661 - 0004

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william h brown



**01482 653111**



[Willerby@williamhbrown.co.uk](mailto:Willerby@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**