



Woodgate Lane, Hull HU5 5AY

Welcome to

Woodgate Lane, Hull

GUIDE PRICE £230,000 - £240,000

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 £230,000 - £240,000
- 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
Council Tax Band: C

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.

guide price

£230,000 - £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY109661 - 0007

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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william h brown



01482 653111



Willerby@williamhbrown.co.uk



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



williamhbrown.co.uk