



Peregrine Close, Hull HU4 6UA

Welcome to

Peregrine Close, Hull

Beautifully presented family home in this popular HU4 location. Lovely gardens to front and rear and benefiting from a private side drive and garage. Viewing is essential!!



Entrance Hall

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

Lounge/ Diner

10' 7" narrowing to 9' 5" x 25' 6" into window (3.23m narrowing to 2.87m x 7.77m)

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

Kitchen

10' 3" into access x 8' 3" (3.12m into access x 2.51m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, gas hob, double electric oven, storage cupboard, plumbing for an automatic washing machine, plumbing for a dishwasher, ladder style radiator, double glazed window to the rear and double glazed door to the side.

First Floor

Bedroom 1

12' 4" x 8' 3" to rear of wardrobes + access (3.76m x 2.51m to rear of wardrobes + access)

With double glazed window to the front, storage cupboard, radiator and fitted wardrobes.

Bedroom 2

11' 8" to rear of wardrobes x 11' 2" (3.56m to rear of wardrobes x 3.40m)

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

Bedroom 3

9' 5" x 9' 4" (2.87m x 2.84m)

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

Shower Room

Shower Room with shower cubicle, vanity wash hand basin, low level wc, storage cupboard, chrome effect towel style radiator and double glaze window to the rear.

Outside

Front Garden

With lawned area, side access gate and driveway providing off street parking.

Rear Garden

With paved patio area, artificial lawned area, hedging, borders housing plants and shrubs and timber fencing.

Garage

17' 5" x 8' 8" (5.31m x 2.64m)

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



view this property online williamhbrown.co.uk/Property/WBY110530



Welcome to

Peregrine Close, Hull

- LOVELY FAMILY HOME
- BEAUTIFULLY PRESENTED
- 3 BEDROOMS
- GORGEOUS GARDENS
- GARAGE AND DRIVE

Tenure: Freehold EPC Rating: C

£185,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBY110530](https://www.williamhbrown.co.uk/Property/WBY110530)



Property Ref:
WBY110530 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)