









Welcome to

Waudby Close, Hessle

Lovely Home In Hessle with - Entrance Hall, Lounge, Kitchen/Diner, 3 Bedrooms (Master With En Suite), Family Bathroom & Ground Floor Cloakroom & Rear Garden & Off Street Parking! - Call today and book your viewing!













Entrance Hall

With double glazed window to the front and radiator.

Cloakroom

With low level wc, wash hand basin, radiator and spot light points.

Lobby

With radiator and stairs to the First Floor.

Lounge

11' 9" x 14' 5" (3.58m x 4.39m)

With double glazed window to the front, understairs cupboard, television point and radiator.

Kitchen/Diner

10' 8" x 15' 6" (3.25m x 4.72m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, spot light points, integrated dishwasher, integrated fridge freezer, double glazed window to the rear and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With airing cupboard and loft access.

Bedroom 1

10' 6" x 9' 2" to rear of wardrobes ($3.20m \times 2.79m$ to rear of wardrobes)

With 2 double glazed windows to the rear, television point and radiator.

En Suite

En Suite with shower cubicle, wash hand basin, low level wc, towel style radiator and double glazed window to the side.

Bedroom 2

8' x 12' 7" (2.44m x 3.84m)

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

Bedroom 3

8' x 7' 1" (2.44m x 2.16m)

With double glazed window to the front and radiator.

Bathroom

Bathroom with bath, low level wc, wash hand basin, towel style radiator and double glazed window to the side.

Outside

Front Garden

With block paved driveway providing off street parking.

Rear Garden

With lawned area, paved patio area, bin store, shed and fenced surround.





Welcome to

Waudby Close, Hessle

- Stunning Home In Hessle
- 3 Bedrooms (Master With En Suite)
- Family Bathroom & Ground Floor Cloakroom
- Off Street Parking
- Extremely Popular Residential Location

Tenure: Freehold EPC Rating: B

Directions to this property:

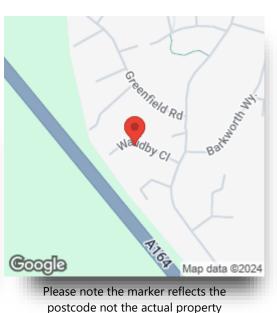
See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

£215,000









view this property online williamhbrown.co.uk/Property/WBY110593



Property Ref: WBY110593 - 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.





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