



Kirkstone Road, Hull HU5 5TN



Welcome to

Kirkstone Road, Hull

Lovely Home On Kirkstone Road with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Family Bathroom & Ground Floor Cloakroom & Gardens! Book your viewing now!













Entrance Hall

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

Cloakroom

With low level wc, wash hand basin, radiator and double glazed window.

Lounge

12' into recess x 12' 3" plus bay (3.66m into recess x 3.73m plus bay) With double glazed bay window to the front and radiator.

Dining Room

14' 8" x 9' 3" ($4.47m \times 2.82m$) With double glazed window, radiator and understairs cupboard.

Kitchen

11' 2" x 8' 9" (3.40m x 2.67m) Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, space for a range style cooker, plumbing for an automatic washing machine, central heating boiler

and double glazed window to the rear.

Lobby

With double glazed door.

First Floor

Landing

With double glazed window and built in cupboard.

Bedroom 1

15' 1" max x 14' into bay (4.60m max x 4.27m into bay) With double glazed bay window to the front and radiator.

Bedroom 2

15' x 5' 7" ($4.57m\ x\ 1.70m$) With 2 double glazed windows and radiator.

Bedroom 3

8' 9" plus door recess x 8' 2" max (2.67m plus door recess x 2.49m max) With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath with electric shower over, low level wc, wash hand basin, radiator and extractor fan.

Outside

Front Garden

With block paved area, path and timber fencing.

Rear Garden

With artificial lawned area, path, timber fencing, side access gate and timber outbuildings.





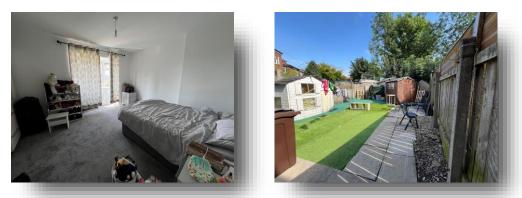
Welcome to

Kirkstone Road, Hull

- 3 Bedroom Home On Kirkstone Road
- Currently Tenanted
- Tenant On An AST Which Expires 19/12/24 Passing Rent of £695 PCM
- Family Bathroom & Ground Floor Cloakroom
- Extremely Popular Residential Location

Tenure: Freehold EPC Rating: D

£130,000



view this property online williamhbrown.co.uk/Property/WBY110429



Property Ref: WBY110429 - 0004 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.

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.

Butterflies Map data @2024 Please note the marker reflects the postcode not the actual property

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