









Welcome to

Manor Road, Hull

Lovely Home On Manor Road with - Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, 3 Bedrooms, Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Garage! Book your viewing today!













Entrance Hall

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

Cloakroom

With double glazed window to the rear and low level wc.

Lounge

9' 6" max x 13' 7" into bay (2.90m max x 4.14m into bay) With double glazed bay window to the front, radiator, television point and coving to the ceiling.

Dining Room

9' 5" x 14' 9" (2.87m x 4.50m)

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

Kitchen

12' 5" x 7' (3.78m x 2.13m)

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

Conservatory

9' 1" x 9' 9" (2.77m x 2.97m)

With double glazed windows to the side and rear and double glazed french style doors leading to the Rear Garden.

First Floor

Bedroom 1

13' into bay x 9' 6" (3.96m into bay x 2.90m) With double glazed bay window to the front, storage cupboard and radiator.

Bedroom 2

9' 5" x 9' 7" (2.87m x 2.92m)

With double glazed window to the rear, radiator and storage cupboard housing the immersion heater.

Bedroom 3

7' 5" x 5' 3" (2.26m x 1.60m)

With double glazed window to the front, radiator and loft access.

Bathroom

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

Outside

Front Garden

With path, timber fencing and gravelled driveway providing off street parking.

Rear Garden

With decking area, lawned area, path, rear access gate and fenced surround.

Garage

8' 6" x 17' 4" (2.59m x 5.28m)

With side access door and up and over door.





Welcome to

Manor Road, Hull

- 3 Bedroom Home Off Willerby Road
- Lounge, Dining Room & Conservatory
- Family Bathroom & Ground Floor Cloakroom
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D

£140,000





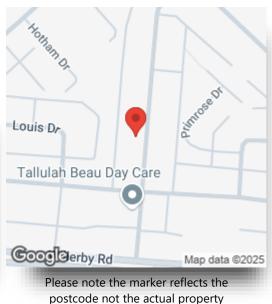
Directions to this property:

01482 653111.

See below map for property location, for further information on

the local area please contact the Residential Sales Team on





view this property online williamhbrown.co.uk/Property/WBY110610



Property Ref: WBY110610 - 0003 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 quidance 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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