









# Welcome to

# Jensen Mews, Hull

GUIDE PRICE £170,000 - £180,000

Beautiful Home On Jensen Mews In West Hull with - Entrance Hall, Lounge, Fitted Kitchen, Ground Floor Cloakroom, 3 Bedrooms (Master With En Suite), Family Bathroom, Gardens & 2 Allocated Parking Spaces! Book your viewing today!













#### **Entrance Hall**

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

#### Cloakroom

With low level wc, wash hand basin, radiator and extractor fan.

### Lounge

11' x 15' 6" ( 3.35m x 4.72m )

With double glazed window to the front, electric fire, 2 radiators, coving to the ceiling and double glazed french style doors leading to the Rear Garden.

#### Kitchen

10' max x 15' 8" ( 3.05m max x 4.78m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, cupboard housing boiler, radiator, double glazed window to the rear and double glazed window to the front.

#### First Floor

### Landing

With double glazed window to the rear, storage cupboard and loft access.

#### **Bedroom 1**

10' 5" x 10' 3" ( 3.17m x 3.12m )

With double glazed window to the front, radiator and built in wardrobes.

#### **En Suite**

With low level wc, wash hand basin, shower cubicle, extractor fan, radiator and double glazed window to the rear.

#### **Bedroom 2**

 $7^{\circ}\,7^{\circ}\,x\,10^{\circ}\,7^{\circ}$  (  $2.31m\,x\,3.23m$  ) With double glazed window to the rear and radiator.

### **Bedroom 3**

9' 9"  $\times$  6' 7" (  $2.97m \times 2.01m$  ) With double glazed window to the front and radiator.

#### **Bathroom**

Bathroom with bath, low level wc, wash hand basin, extractor fan and double glazed window to the front.

#### Outside

#### **Front Garden**

With path, shrubs and 2 allocated parking spaces.

#### Rear Garden

With decking area, lawned area, trees/shrubs, side access gate, fencing and shed.





## Welcome to

## Jensen Mews, Hull

- GUIDE PRICE £170,000 £180,000
- Beautifully Presented Throughout!
- 3 Bedrooms (Master With En Suite)
- Family Bathroom & Ground Floor Cloakroom
- 2 Allocated Parking Spaces

Tenure: Freehold EPC Rating: C

guide price

£170,000 - £180,000

### 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.









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/WBY110710



Property Ref: WBY110710 - 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.





01482 653111



Willerby@williamhbrown.co.uk



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



williamhbrown.co.uk

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