









Welcome to

Dayton Road, HULL

Lovely Home On Dayton Road with - Lounge, Fitted Kitchen, Utility Room, 2 Bedrooms, Family Bathroom, Gardens & Parking To The Rear! Book your viewing now!













Lounge

13' 7" max x 13' into bay (4.14m max x 3.96m into bay) With double glazed door to the front, double glazed bay window to the front, electric wall mounted fire, television point, 2 radiators, coving to the ceiling and stairs to the First Floor.

Kitchen

7' x 13' 1" (2.13m x 3.99m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, gas hob, radiator and double glazed windows to the side and rear.

Utility Room

5' 1" x 12' 1" (1.55m x 3.68m)

With double glazed window to the rear, double glazed door to the rear, central heating boiler, radiator and plumbing for an automatic washing machine.

First Floor

Landing

With loft access.

Bedroom 1

11' 9" into bay \times 10' 9" (3.58m into bay \times 3.28m) With double glazed window to the rear, radiator and built in wardrobe.

Bedroom 2

7' 6" x 8' (2.29m x 2.44m)

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

Bathroom

Bathroom with bath, wash hand basin, low level wc and towel style radiator.

Outside

Front Garden

With hedging, path and fencing.

Rear Garden

With artificial lawned area, pond, trees, gravelled area, path, borders housing plants and shrubs, chicken pen, fencing and parking to the rear.





Welcome to

Dayton Road, HULL

- 2 Bedroom Home On Dayton Road
- **End Of Terrace Property**
- Parking To The Rear
- **Utility Room**
- **Excellent Residential Location**

Tenure: Freehold EPC Rating: C

Council Tax Band: A

Directions to this property:

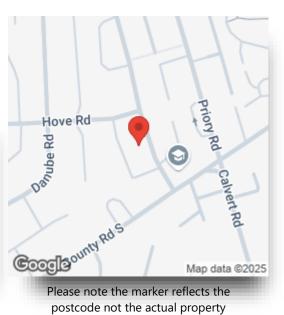
See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

£120,000





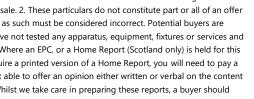




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Property Ref: WBY110897 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for 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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