



**Delius Close, Hull HU4 7NR**

**Welcome to**

**Delius Close, Hull**

GUIDE PRICE £140,000 - £150,000

Beautiful Home On Delius Close with - Entrance Hall, Lounge/Diner, Sitting Room, Fitted Kitchen, 3 Bedrooms, Family Bathroom & Separate W/C and Gardens! Book your viewing today!



## Entrance Hall

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

## Lounge

11' narrowing to 9' 4" x 20' 7" ( 3.35m narrowing to 2.84m x 6.27m )

With double glazed window to the front, electric fire with wooden surround, television point and radiator.

## Dining Room

8' 4" x 10' 5" ( 2.54m x 3.17m )

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

## Kitchen

12' x 10' 4" ( 3.66m x 3.15m )

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

## First Floor

### Landing

With storage cupboard and loft access.

### Bedroom 1

11' 9" x 11' 2" ( 3.58m x 3.40m )

With double glazed window to the front and radiator.

### Bedroom 2

12' x 7' 6" ( 3.66m x 2.29m )

With double glazed window to the front, radiator and storage cupboard housing central heating boiler.

### Bedroom 3

8' x 8' 8" ( 2.44m x 2.64m )

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

### Bathroom

Bathroom with bath, wash hand basin, chrome effect towel style radiator and double glazed window to the rear.

### Separate W/C

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

## Outside

### Front Garden

With wrought iron fencing and gate and path.

### Rear Garden

With patio area, lawned area, wrought iron gate to the side, path, fenced surround and outdoor storage.



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## Welcome to

### Delius Close, Hull

- GUIDE PRICE £140,000 - £150,000
- 3 Bedroom Home On Delius Close
- Beautifully Presented Throughout
- Open Plan Lounge/Diner & Sitting 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.

guide price

**£140,000 - £150,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBY111010](http://williamhbrown.co.uk/Property/WBY111010)



Property Ref:  
WBY111010 - 0002

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**william h brown**



**01482 653111**



[Willerby@williamhbrown.co.uk](mailto:Willerby@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**