



Celandine Close, Hull HU5 5GA

Welcome to

Celandine Close, Hull

GUIDE PRICE £240,000 - £250,000

Stunning Home On Celandine Close with - Entrance Hall, Lounge/Diner, Fitted Kitchen, Conservatory, 3 bedrooms, Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Integrated Garage! Book your viewing today!



Entrance Hall

With double glazed door to the front and double glazed window to the side.

Cloakroom

With low level wc and vanity wash hand basin.

Lounge

10' 2" x 21' 4" plus bow window (3.10m x 6.50m plus bow window)

With double glazed bow windows to the front and side, gas fire with marble effect surround, television point, 2 radiators and coving to the ceiling.

Kitchen

9' 1" x 15' 6" (2.77m x 4.72m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, breakfast bar, electric hob, electric oven, cooker-hood, radiator, double glazed window to the rear, coving to the ceiling and double glazed door to the side.

Inner Lobby

With double glazed window to the side and stairs to the First Floor.

Conservatory

15' x 8' 9" (4.57m x 2.67m)

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

First Floor

Landing

With storage cupboard, double glazed window to the side, coving to the ceiling and loft access.

Bedroom 1

9' 8" to rear of wardrobes x 11' 9" to front of wardrobes (2.95m to rear of wardrobes x 3.58m to front of wardrobes)

With double glazed window to the front, radiator, coving to the ceiling and fitted wardrobes and dresser.

Bedroom 2

10' 11" to front of wardrobes x 8' 6" (3.33m to front of wardrobes x 2.59m)

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

Bedroom 3

7' 8" x 8' 5" (2.34m x 2.57m)

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

Bathroom

Bathroom with bath, shower cubicle, low level wc, wash hand basin, spot light points, chrome effect towel style radiator and double glazed window to the rear.

Outside

Front Garden

With lawned area, gravelled area and block paved driveway providing off street parking.

Rear Garden

With paved patio area, artificial lawned area, raised decking area, flower beds, side access gate and fenced surround.

Garage

8' x 12' (2.44m x 3.66m)

With roller door, central heating boiler and internal door to the Hall.



view this property online williamhbrown.co.uk/Property/WBY111120



Welcome to

Celandine Close, Hull

- GUIDE PRICE £240,000 - £250,000
- 3 Bedroom Detached Home On Celandine Close
- Lounge/Diner & Conservatory
- Family Bathroom & Ground Floor Cloakroom
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£240,000 - £250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111120



Property Ref:
WBY111120 - 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.

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.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



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



williamhbrown.co.uk