



Heather Close, Hull HU5 5GB

Welcome to

Heather Close, Hull

GUIDE PRICE £260,000 - £270,000

Lovely Home On Heather Close with - Entrance Hall, Lounge, Dining Room, Breakfast Room/Office, Utility Room, 4 Bedrooms (Master With En Suite), Family Bathroom & Ground Floor Cloakroom, Gardens & Off Street Parking! Book your viewing now!



Entrance Hall

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

Cloakroom

With low level wc, wash hand basin, radiator, coving to the ceiling and double glazed window to the side.

Lounge

13' 2" max x 16' into bay (4.01m max x 4.88m into bay)
With double glazed bay window to the front, feature gas fire with marble effect surround, television point, 2 radiators, 2 decorative ceiling roses and coving to the ceiling.

Dining Room

10' 1" x 8' 9" (3.07m x 2.67m)
With radiator, decorative ceiling rose, coving to the ceiling and double doors leading to the Conservatory.

Breakfast Room

13' 5" x 8' 1" (4.09m x 2.46m)
With double glazed window to the front, radiator and storage cupboard.

Kitchen

9' 11" x 10' 4" (3.02m x 3.15m)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a range style cooker, cooker-hood, integrated dishwasher and double glazed window to the rear.

Utility Room

7' 3" into access x 7' 3" (2.21m into access x 2.21m)
With base units, work surfaces, radiator, plumbing for an automatic washing machine, double glazed window to the rear and double glazed door to the side.

Conservatory

12' 8" x 9' 1" (3.86m x 2.77m)
With double glazed windows to the sides and rear and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With storage cupboard, coving to the ceiling and loft access.

Bedroom 1

12' 9" x 11' 5" to rear of wardrobes (3.89m x 3.48m to rear of wardrobes)
With double glazed window to the front, radiator, decorative ceiling rose and fitted wardrobes.

En Suite

En Suite with shower cubicle, low level wc, wash hand basin, radiator and double glazed window to the side.

Bedroom 2

8' 2" x 10' 8" (2.49m x 3.25m)
With 2 double glazed window to the front, radiator and coving to the ceiling.

Bedroom 3

8' 6" to rear of wardrobe x 8' to rear of wardrobes (2.59m to rear of wardrobe x 2.44m to rear of wardrobes)
With double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 4

8' 2" x 9' 1" (2.49m x 2.77m)
With double glazed window to the rear and radiator.

Bathroom

Bathroom with corner bath, low level wc, wash hand basin, spot light points, radiator, double glazed window to the rear and coving to the ceiling.

Outside

Front Garden

With side access gate and block paved driveway providing off street parking for several vehicles.

Rear Garden

With lawned area, decking area, borders housing plants and shrubs, timber fencing and 2 sheds.



view this property online williamhbrown.co.uk/Property/WBY111088



Welcome to

Heather Close, Hull

- GUIDE PRICE £260,000 - £270,000
- Detached Home On Heather Close
- 4 Bedrooms (Master With En Suite)
- Utility Room, Conservatory & 3 Reception Rooms
- Off Street Parking

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

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

£260,000 - £270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111088



Property Ref:
WBY111088 - 0006

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