









# Welcome to

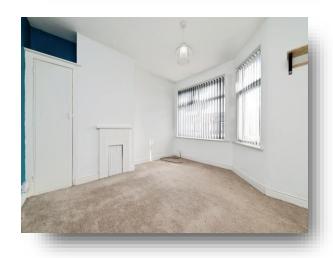
# Kirklands Road, HULL

Lovely Home On Kirklands Road with - Entrance Hall, Lounge, Fitted Kitchen, 2 Bedrooms, Family Bathroom & Gardens! Call now and book your viewing today!













#### **Entrance Hall**

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

# Lounge

14' 5" max x 15' 2" max ( 4.39m max x 4.62m max ) With double glazed window to the front, electric fire, understairs cupboard and radiator.

## **Kitchen**

7' 9" x 15' 2" ( 2.36m x 4.62m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, central heating boiler, radiator, double glazed window to the rear and double glazed door leading to the Rear Garden.

## **First Floor**

# Landing

With loft access.

#### **Bedroom 1**

12'  $\max x$  15' 10"  $\max (3.66m \max x 4.83m \max)$ With double glazed window to the front, radiator and television point.

## **Bedroom 2**

10' 7" x 8' 7" ( 3.23m x 2.62m )

With double glazed window to the rear and radiator.

#### **Bathroom**

Bathroom with bath with mixer shower attachment, low level wc, wash hand basin, radiator and double glazed window to the rear.

#### Outside

## **Front Garden**

With path, gravelled area and fenced surround.

#### **Rear Garden**

With patio area, lawned area, shrubs, shed and fenced surround.





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# Kirklands Road, HULL

- Mid Terrace Home On Kirklands Road
- 2 Bedrooms
- Well Presented Throughout
- Highly Sought After Location

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Tenure: Freehold EPC Rating: Awaited

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









view this property online williamhbrown.co.uk/Property/WBY111370



Property Ref: WBY111370 - 0003 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.



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