



**Kirklands Road, HULL HU5 5AS**

**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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## Welcome to

### Kirklands Road, HULL

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

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY111370 - 0003

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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.



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