



Wordsworth Avenue, Kirk Ella HU10 7GS

Welcome to

Wordsworth Avenue, Kirk Ella

GUIDE PRICE £280,000 - £300,000

Stunning Town House In Kirk Ella with - Entrance Hall, Lounge, Kitchen/Diner, Family Bathroom & Ground Floor Cloakroom, 2 Bedrooms, Office, Master Suite With En Suite, Gardens & 2 Parking Spaces! Call us now and book a viewing!



Entrance Hall

Cloakroom

Lounge

16' 8" max x 11' 6" max (5.08m max x 3.51m max)

Kitchen-Diner

16' 5" max x 9' 8" max (5.00m max x 2.95m max)

Landing

Bedroom 1

13' 2" max x 9' 3" max (4.01m max x 2.82m max)

Bedroom 2

12' 7" max x 8' 4" max (3.84m max x 2.54m max)

Study

7' 4" max x 6' 4" max (2.24m max x 1.93m max)

Bathroom

Master Suite

23' 6" max x 12' 2" max (7.16m max x 3.71m max)

En Suite



view this property online williamhbrown.co.uk/Property/WBY111337



Welcome to

Wordsworth Avenue, Kirk Ella

- GUIDE PRICE £280,000 - £300,000
- Stunning 3 Bedroom Town House In Kirk Ella
- Generous Lounge & Open Plan Kitchen/Diner
- Master Suite With En Suite
- 2 Parking Spaces

Tenure: Freehold EPC Rating: B
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

£280,000 - £300,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBY111337](https://www.williamhbrown.co.uk/Property/WBY111337)



Property Ref:
WBY111337 - 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.



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