



**Wordsworth Avenue, Kirk Ella HU10 7GS**

**Welcome to**

**Wordsworth Avenue, Kirk Ella**

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](http://williamhbrown.co.uk/Property/WBY111337)





**Welcome to**

## **Wordsworth Avenue, Kirk Ella**

- 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

offers over  
**£275,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBY111337 - 0007

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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.

### **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.



**william h brown**



**01482 653111**



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