



Saltash Road, Hull HU4 7ET

Welcome to

Saltash Road, Hull

GUIDE PRICE £160,000 - £170,000

Lovely Home For Sale On Saltash Road In HU4 with - Entrance Hall, Lounge, Kitchen/Diner/Day Room, Dining Room/Family Room, Utility Room, 3 Bedrooms, Family Shower Room & Ground Floor Cloakroom & Gardens! Call now and book your viewing!



Entrance Hall

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

Cloakroom

With double glazed window to the side, low level wc, vanity wash hand basin and storage cupboard.

Lounge

With double glazed window to the front, gas fire with marble effect surround (currently capped off), radiator and coving to the ceiling.

Dining Room/Family Room

With double glazed window to the side, radiator, spot light points, orangery style roof window and double glazed french style doors leading to the Rear Garden.

Kitchen/Diner/Day Room

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a range style cooker, cooker-hood, space for an American style fridge freezer, plumbing for a dishwasher, cupboard housing central heating boiler, spot light points and double glazed window to the front.

Utility Room

With double glazed window to the side, double glazed door to the side, plumbing for an automatic washing machine, radiator and spot light points.

First Floor

Landing

With double glazed window to the front.

Bedroom 1

With double glazed window to the front, radiator and fitted wardrobes and dresser.

Bedroom 2

With double glazed window to the side, radiator and fitted wardrobes.

Bedroom 3

With double glazed windows to the front and side, radiator and fitted wardrobes.

Shower Room

Shower Room with walk in shower cubicle, low level wc, vanity wash hand basin, spot light points, chrome effect towel style radiator and double glazed window to the front.

Outside

Front Garden

With artificial lawned area and fencing.

Rear Garden

With artificial lawned area, borders, patio area, wall, side access gate, fenced surround and shed.



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Welcome to

Saltash Road, Hull

- GUIDE PRICE £160,000 - £170,000
- 3 Bedroom End Of Terrace Home In HU4
- Well Presented Throughout
- Kitchen/Diner/Day Room, Dining Room/Family Room & Utility Room
- Ground Floor Cloakroom & First Floor Shower Room

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.

guide price

£160,000 - £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111483 - 0002

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