



**Burcott Garth, Hull HU4 7LG**



**welcome to**

**Burcott Garth, Hull**

Wonderful Home in HU4 with - Entrance Hall, Lounge, Kitchen, 3 Bedrooms, Family Bathroom & Gardens! Call us now and book your viewing!



### **Entrance Hall**

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

### **Lounge**

11' 2" max narrowing to 9' 3" x 21' 3" max ( 3.40m max narrowing to 2.82m x 6.48m )

With double glazed window to the front, gas fire, 2 radiators, coving to the ceiling and double glazed french style doors leading to the Rear Garden.

### **Kitchen**

8' 6" x 14' 5" into access ( 2.59m x 4.39m into access )

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, space for a cooker, plumbing for an automatic washing machine, storage cupboard, radiator, double glazed window to the rear and door leading to the Rear Garden.

### **First Floor**

#### **Bedroom 1**

11' 9" x 11' 3" max ( 3.58m x 3.43m max )

With double glazed window to the front and radiator.

#### **Bedroom 2**

8' 1" x 8' 8" ( 2.46m x 2.64m )

With double glazed window to the rear, radiator and built in cupboards.

#### **Bedroom 3**

7' 1" x 15' 3" ( 2.16m x 4.65m )

With 2 double glazed window to the front, radiator, cupboard housing boiler, coving to the ceiling and loft access.

### **Bathroom**

Bathroom with bath with shower over, low level wc, wash hand basin, radiator, coving to the ceiling and 3 double glazed windows to the rear.

### **Outside**

#### **Front Garden**

With lawned area and path.

### **Rear Garden**

With wall, path, lawned area, side access gate, fenced surround and covered seating area with artificial lawned area.



**view this property online** [williamhbrown.co.uk/Property/WBY110156](http://williamhbrown.co.uk/Property/WBY110156)



welcome to

## Burcott Garth, Hull

- Well Presented Throughout!
- Spacious Lounge & Fitted Kitchen
- 3 Bedrooms
- Popular Residential Location
- 

Tenure: Freehold EPC Rating: D

**£110,000**



### 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.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBY110156](https://www.williamhbrown.co.uk/Property/WBY110156)



Property Ref:  
WBY110156 - 0007

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**