



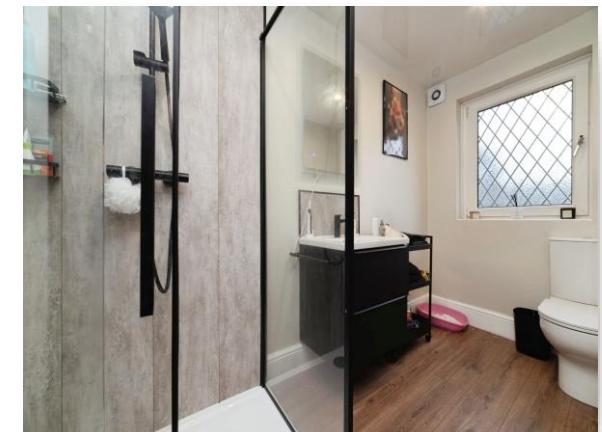
**Nelson Road, HULL HU5 5HL**

**Welcome to**

**Nelson Road, HULL**

GUIDE PRICE £150,000 - £160,000

Stunning Home On Nelson Road with - Entrance Hall, Lounge/Diner, Fitted Kitchen, Family Shower Room, 3 Bedrooms, Gardens, Off Street Parking & Garage! Book your viewing now!



## **Entrance Hall**

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

## **Lounge/Diner**

With double glazed bay window to the front, electric fire, television point and radiator.

## **Kitchen**

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, feature radiator, plumbing for an automatic washing machine, space for an american style fridge freezer, coving to the ceiling, double glazed window to the rear and double glazed door to the rear.

## **Shower Room**

Shower Room with shower cubicle, vanity wash hand basin, low level wc, extractor fan and double glazed window to the rear.

## **First Floor**

### **Bedroom 1**

With double glazed bay window to the front, double glazed window to the front and radiator.

### **Bedroom 2**

With double glazed window to the rear, radiator and cupboard housing central heating boiler.

### **Bedroom 3**

With double glazed window to the rear, radiator and coving to the ceiling.

## **Outside**

### **Front Garden**

With wrought iron fencing, path and gravelled driveway providing off street parking.

### **Rear Garden**

With decking area, lawned area, gravelled path, rear access gate and timber fencing.

### **Garage**

Garage with power, window and door to the rear and up and over door.



***view this property online*** [williamhbrown.co.uk/Property/WBY111463](http://williamhbrown.co.uk/Property/WBY111463)



## Welcome to

### Nelson Road, HULL

- GUIDE PRICE £150,000 - £160,000
- Beautifully Presented Throughout!
- 3 Bedroom Home Off Willerby Road
- Open Plan Lounge/Diner
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

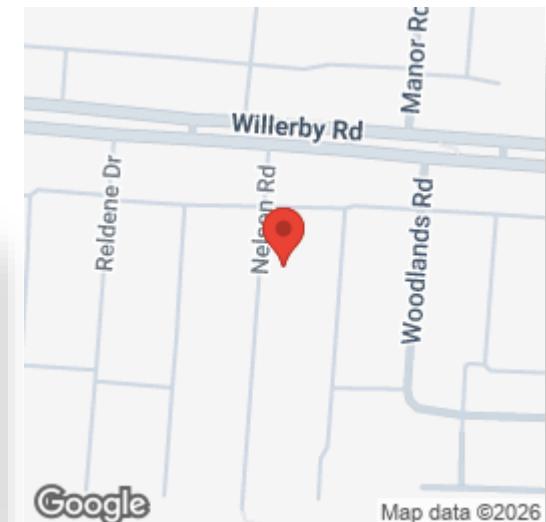
**£150,000 - £160,000**



**view this property online** [williamhbrown.co.uk/Property/WBY111463](http://williamhbrown.co.uk/Property/WBY111463)

#### 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



Property Ref:  
WBY111463 - 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**



**01482 653111**



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



**williamhbrown.co.uk**