



**St. Thomas More Road, Hull HU4 7NP**

***Welcome to***

**St. Thomas More Road, Hull**

GUIDE PRICE £140,000 - £150,000

Beautiful Home In West Hull with - Entrance Porch, Entrance Hall, Lounge/Diner, Kitchen/Diner, 3 Bedrooms, Family Shower Room & Separate W/C, Gardens & Garage! Book your viewing today!



## Entrance Porch

With double glazed patio style doors to the side.

## Entrance Hall

With double glazed door to the side with matching side screens, double glazed window to the side and stairs to the First Floor.

## Lounge/Diner

20' 5" x 11' ( 6.22m x 3.35m )

With double glazed window to the front, 2 radiators, television point and double glazed french style doors leading to the Rear Garden.

## Kitchen/Diner

12' 6" x 13' 2" ( 3.81m x 4.01m )

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

## Rear Lobby

With double glazed window to the rear and double glazed door leading to the Rear Garden.

## First Floor

### Landing

With built in cupboard housing central heating boiler.

### Bedroom 1

11' 9" x 11' 1" ( 3.58m x 3.38m )

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

### Bedroom 2

11' 9" x 8' ( 3.58m x 2.44m )

With double glazed window to the side, radiator and storage cupboard.

### Bedroom 3

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

With double glazed window to the rear and radiator.

### Shower Room

Shower Room with walk in shower cubicle, vanity wash hand basin, chrome effect towel style radiator and 2 double glazed windows to the rear.

### Separate W/C

With double glazed window to the rear and low level wc.

## Outside

### Front & Side Garden

With full length side garden, hedging, wrought iron gate, path, lawned area and fencing.

### Rear Garden

With lawned area, artificial lawned area, path, paved patio area, fencing, borders housing plants and shrubs, pond and outhouse with electrics.

### Garage

15' 9" x 9' 3" ( 4.80m x 2.82m )

Garage with power, window to the side and wooden door to the rear.



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**Welcome to**

## **St. Thomas More Road, Hull**

- GUIDE PRICE £140,000 - £150,000
- 3 Bedroom, End Of Terrace Home In West Hull
- Beautifully Presented Throughout
- Lounge/Diner & Kitchen/Diner
- Garage

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

**£140,000 - £150,000**

### **Directions to this property:**

See below map for property location, for more information on the local area please contact your local 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/WBY111411](http://williamhbrown.co.uk/Property/WBY111411)



Property Ref:  
WBY111411 - 0003

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