



**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**



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#### 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



Property Ref:  
WBY111411 - 0003

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**



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