



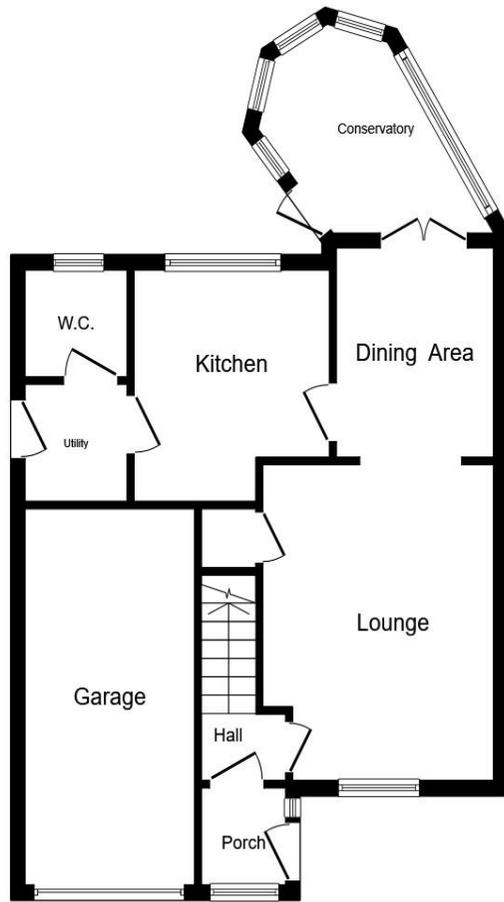
**Sovereign Way, Kingswood, Hull, HU7 3JG**

**Welcome to**

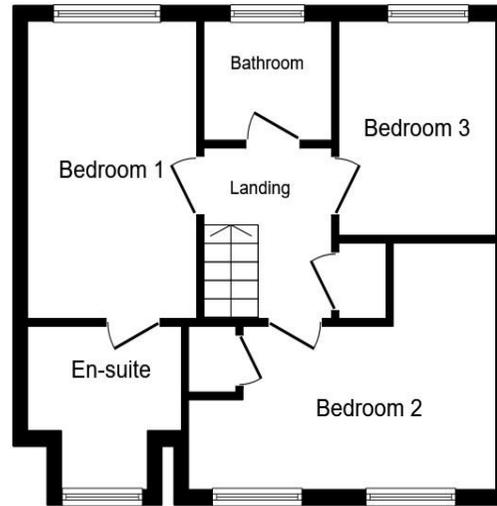
**Sovereign Way, Kingswood, Hull**

William H Brown are delighted to market this three-bedroom detached home on Sovereign Way. Featuring a spacious living area, dining room, conservatory, modern kitchen with utility, downstairs WC, three bedrooms, ensuite and family bathroom. Outside offers ample parking, garage and garden.





**Ground Floor**



**First Floor**

Total floor area 103.2 m<sup>2</sup> (1,111 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Porch**

**Entrance Hall**

**Living Room**

14' 2" max x 10' 4" max ( 4.32m max x 3.15m max )

**Dining Area**

9' 3" max x 7' 6" max ( 2.82m max x 2.29m max )

**Kitchen**

9' 4" max x 9' 1" max ( 2.84m max x 2.77m max )

**Conservatory**

9' 8" max x 7' 8" max ( 2.95m max x 2.34m max )

**Utility Room**

4' 9" max x 4' 9" max ( 1.45m max x 1.45m max )

**Downstairs Cloakroom**

4' 8" max x 3' 8" max ( 1.42m max x 1.12m max )

**Landing**

**Bedroom 1**

13' max x 8' 7" max ( 3.96m max x 2.62m max )

**Ensuite**

8' 4" max x 7' 9" max ( 2.54m max x 2.36m max )

**Bedroom 2**

8' 7" max x 8' 7" max ( 2.62m max x 2.62m max )

**Bedroom 3**

9' 6" max x 7' 5" max ( 2.90m max x 2.26m max )

**Bathroom**

6' 4" max x 5' 6" max ( 1.93m max x 1.68m max )

## Welcome to

### Sovereign Way, Kingswood, Hull

- GUIDE PRICE £210,000 - £220,000
- 3 BED DETACHED HOME
- COUNCIL TAX BAND: D
- MULTIPLE RECEPTION ROOMS
- OFF-STREET PARKING AND INTERGRAL GARAGE

Tenure: Freehold EPC Rating: D

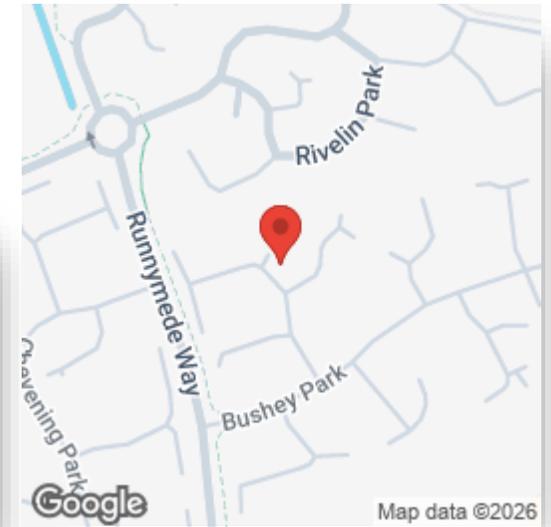
Council Tax Band: D

guide price

**£210,000 - £220,000**

### Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 327913.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR123413](http://williamhbrown.co.uk/Property/HDR123413)



Property Ref:  
HDR123413 - 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.



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