



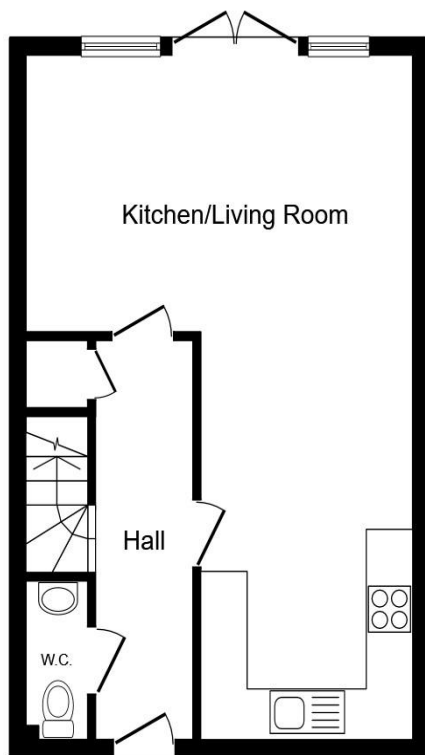
265a Marfleet Lane, Hull, HU9 5TH

Welcome to

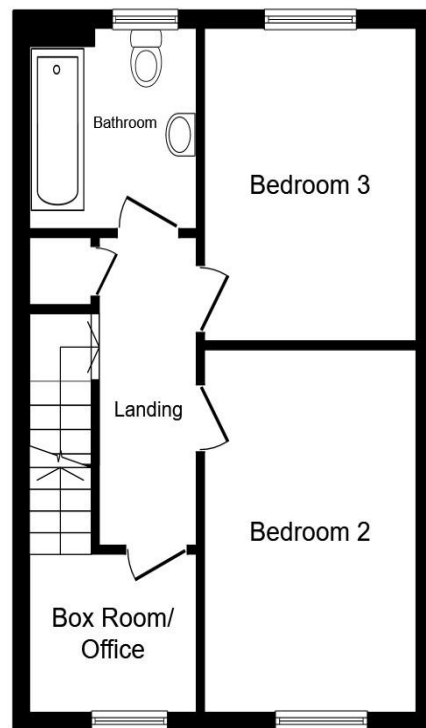
265a Marfleet Lane, Hull

STUNNING FAMILY HOME! Three-bedroom mid-terraced property on Marfleet Lane with open-plan lounge-kitchen, spacious master suite, driveway and private rear garden.

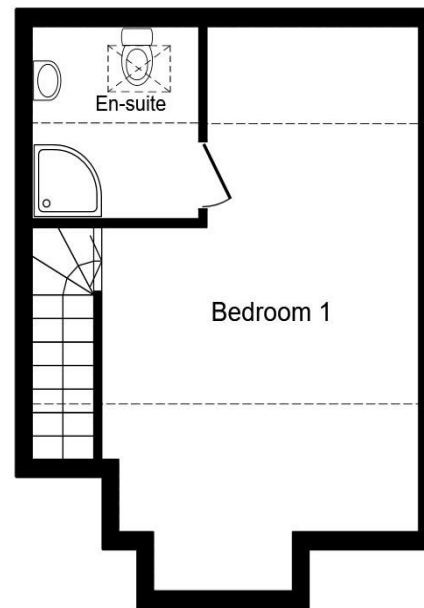




Ground Floor



First Floor



Second Floor

Total floor area 111.3 m² (1,198 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



Entrance Hall

15' 6" max x 4' 1" max (4.72m max x 1.24m max)

Lounge Area

16' 2" max x 10' 6" max (4.93m max x 3.20m max)

Kitchen Area

26' 6" max x 8' 9" max (8.08m max x 2.67m max)

WC

6' max x 3' max (1.83m max x 0.91m max)

Landing

Bedroom 2

14' 11" max x 8' 9" max (4.55m max x 2.67m max)

Bedroom 3

12' 1" max x 9' max (3.68m max x 2.74m max)

Bathroom

7' 8" max x 6' 9" max (2.34m max x 2.06m max)

Second Floor

Box Room / Office

7' max x 6' 1" max (2.13m max x 1.85m max)

Bedroom 1

19' 5" max x 12' 7" max (5.92m max x 3.84m max)

En Suite

7' 5" max x 7' max (2.26m max x 2.13m max)

Welcome to

265a Marfleet Lane, Hull

- GUIDE PRICE £180,000 - £200,000
- THREE WELL-PROPORTIONED BEDROOMS AND ADDITIONAL BOX ROOM
- SECOND FLOOR MASTER BEDROOM WITH EN SUITE
- DRIVEWAY AND PRIVATE REAR GARDEN
- READY-TO-MOVE-IN CONDITION

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£180,000 - £200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123931



Property Ref:
HDR123931 - 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 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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