



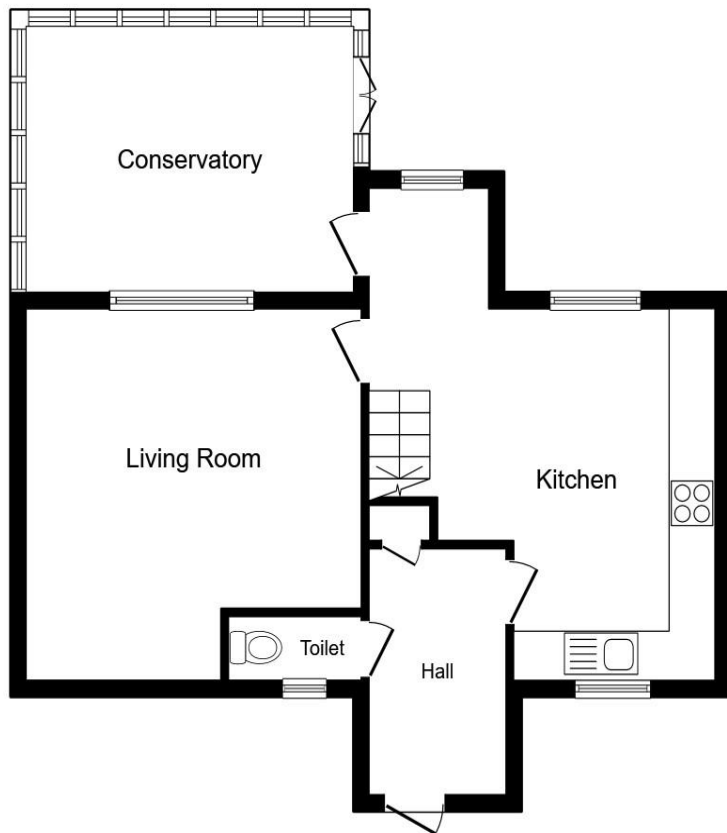
Exton Close, Bransholme, Hull, HU7 4ER

Welcome to

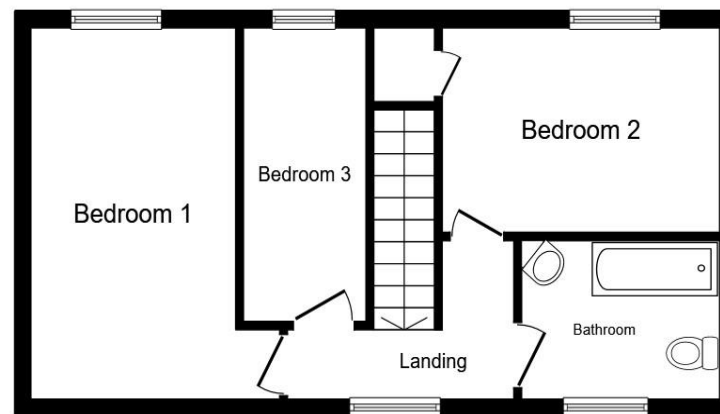
Exton Close, Bransholme, Hull

DECEPTIVELY SPACIOUS and well-presented three-bedroom family home on Exton Close, Bransholme, offering modern and stylish accommodation in a great location.





Ground Floor



First Floor

Total floor area 102.0 m² (1,098 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

Lounge

14' 8" max x 14' 4" max (4.47m max x 4.37m max)

Kitchen

14' 8" max x 11' 6" max (4.47m max x 3.51m max)

Conservatory

12' 9" max x 9' 9" max (3.89m max x 2.97m max)

Landing

Bedroom 1

11' 7" max x 8' 2" max (3.53m max x 2.49m max)

Bedroom 2

11' 8" max x 5' 3" max (3.56m max x 1.60m max)

Bedroom 3

14' 9" max x 8' 8" max (4.50m max x 2.64m max)

Bathroom

8' 5" max x 6' 3" max (2.57m max x 1.91m max)

Agent's Note

Please note that this property is of Rationalised Traditional Construction. Seek advice from your mortgage lender.

Agent's Note

Please note there is cladding present at the property.

Welcome to

Exton Close, Bransholme, Hull

- SPACIOUS AND WELL-PRESENTED ACCOMMODATION
- THREE WELL-PROPORTIONED BEDROOMS
- SEPARATE WC AND BATHROOM
- CONSERVATORY WITH ACCESS TO REAR GARDEN
- GARAGE PROVIDING OFF-STREET PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£120,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR124065



Property Ref:
HDR124065 - 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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