

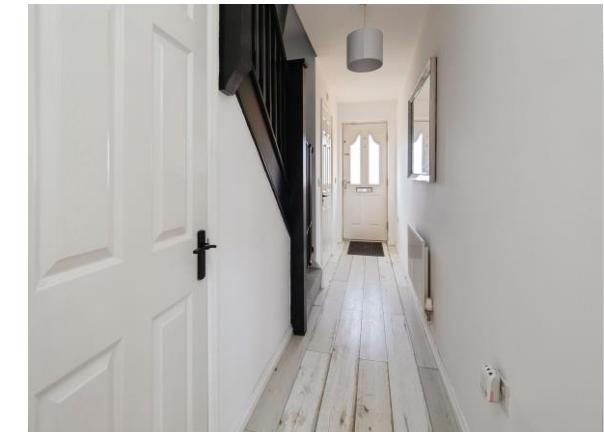


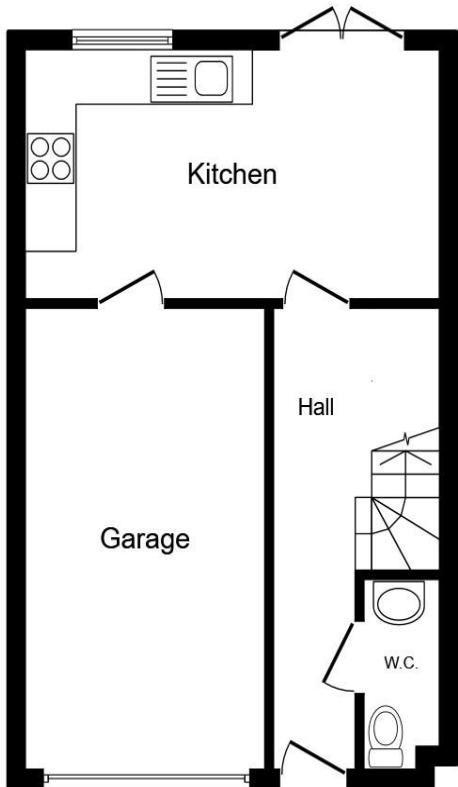
Briarwood Close, Bransholme, Hull, HU7 4JU

Welcome to

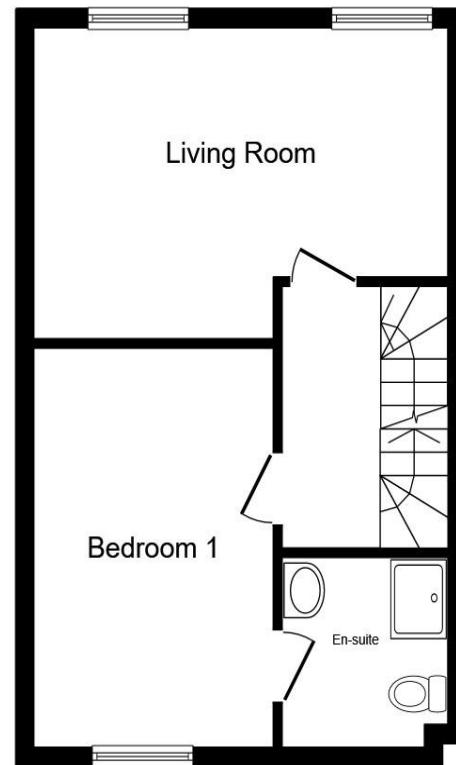
Briarwood Close, Bransholme, Hull

Spacious three-bed semi on Briarwood, Hull, set over three floors with a modern kitchen-diner, WC and an integral garage, first-floor lounge and en-suite bedroom, plus two top-floor doubles and a family bathroom. Includes off-street parking and a low-maintenance garden. Viewings advised!

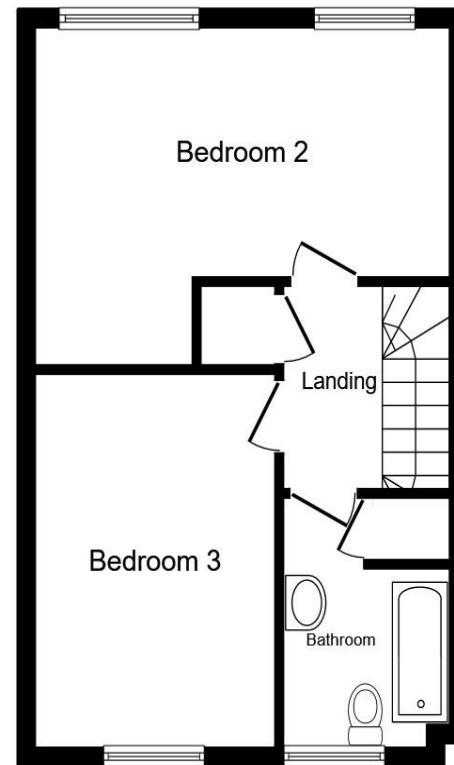




Ground Floor



First Floor



Second Floor

Total floor area 115.8 m² (1,247 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

Cloakroom

6' 7" max x 2' 7" max (2.01m max x 0.79m max)

Kitchen

16' 1" max x 8' 9" max (4.90m max x 2.67m max)

Living Room

16' 1" max x 11' 1" max (4.90m max x 3.38m max)

Bedroom 1

14' 4" max x 8' 9" max (4.37m max x 2.67m max)

Ensuite

6' 7" max x 6' max (2.01m max x 1.83m max)

Bedroom 2

16' 1" max x 10' max (4.90m max x 3.05m max)

Bedroom 3

13' 7" max x 9' 1" max (4.14m max x 2.77m max)

Bathroom

6' 6" max x 6' 5" max (1.98m max x 1.96m max)

Garage

17' 1" max x 8' 8" max (5.21m max x 2.64m max)

Welcome to

Briarwood Close, Bransholme, Hull

- GUIDE PRICE £180,000 - £190,000
- 3 BED SEMI DETATCHED PROPERTY
- OFF STREET PARKING & INTEGRAL GARAGE
- GENEROUS LIVING SPACE THROUGHOUT
- DOWNSTAIRES WC, EN-SUITE, AND FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£180,000 - £190,000



view this property online williamhbrown.co.uk/Property/HDR123564

Directions to this property:

See map below for directions. For more information contact the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property



Property Ref:
HDR123564 - 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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