





Marsden Landing Sextant Road, Hull HU6 7EH

william h brown

welcome to

Marsden Landing Sextant Road, Hull

Perfect for home movers, this spacious three-bedroom property offers an open-plan lounge and kitchen leading through to a bright conservatory. Upstairs boasts three well-proportioned bedrooms and a family bathroom, while a fixed staircase provides access to a useful loft space. Outside, the property



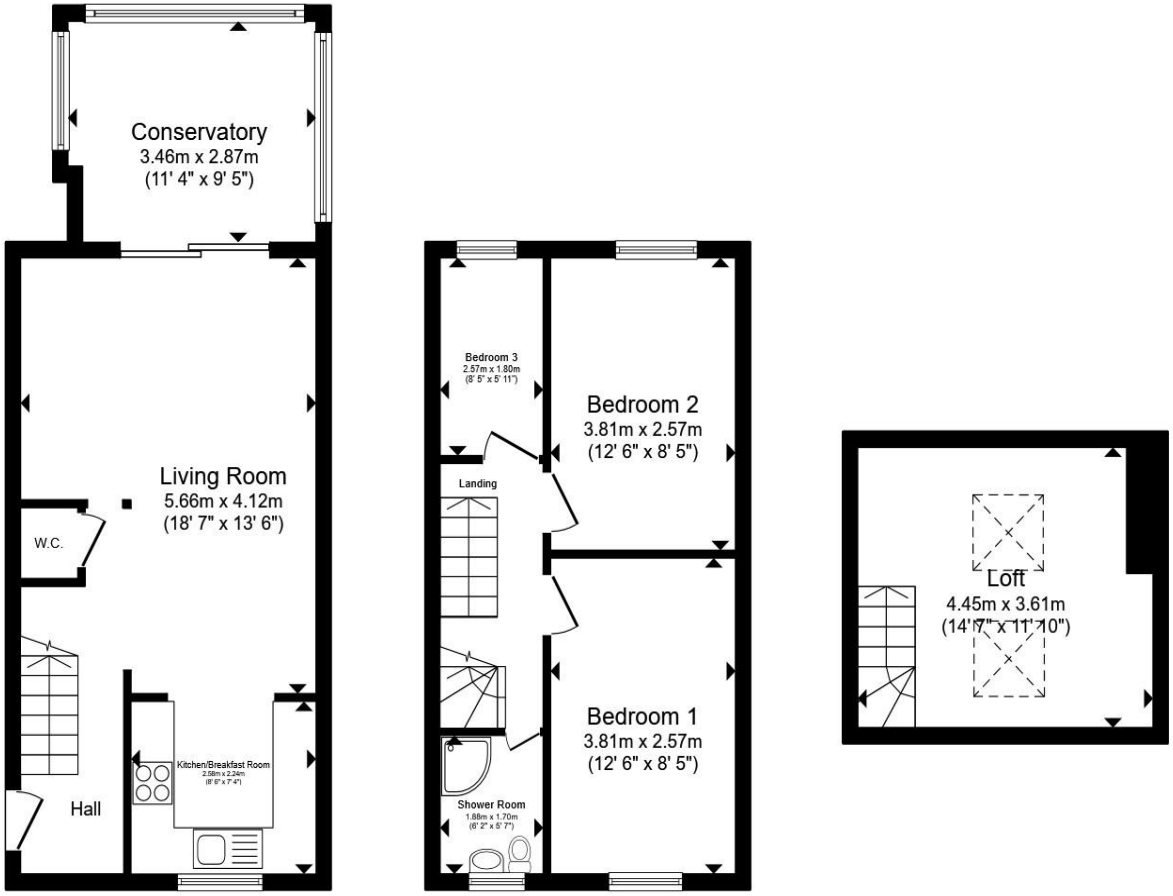












Total floor area 91.3 m² (983 sq.ft.) approx

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

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Entrance Hall

Kitchen / Breakfast Room
8' 6" x 7' 4" (2.59m x 2.24m)

Living Room
18' 7" x 13' 6" (5.66m x 4.11m)

Conservatory
11' 4" x 9' 5" (3.45m x 2.87m)

Landing

Bedroom 1
12' 6" x 8' 5" (3.81m x 2.57m)

Bedroom 2
12' 6" x 8' 5" (3.81m x 2.57m)

Bedroom 3
8' 5" x 5' 11" (2.57m x 1.80m)

Shower Room
6' 2" x 5' 7" (1.88m x 1.70m)

Loft
14' 7" x 11' 10" (4.45m x 3.61m)

Agents Note
We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Marsden Landing Sextant Road, Hull

- Three-bedroom family home
- Open-plan lounge and kitchen
- Conservatory overlooking the rear garden
- Useful loft space accessed via a fixed staircase
- Driveway providing off-street parking

Tenure: Freehold EPC Rating: D
Council Tax Band: C

directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748.

£175,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120840

The Property Ombudsman

Property Ref:
NEA120840 - 0004

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.

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