



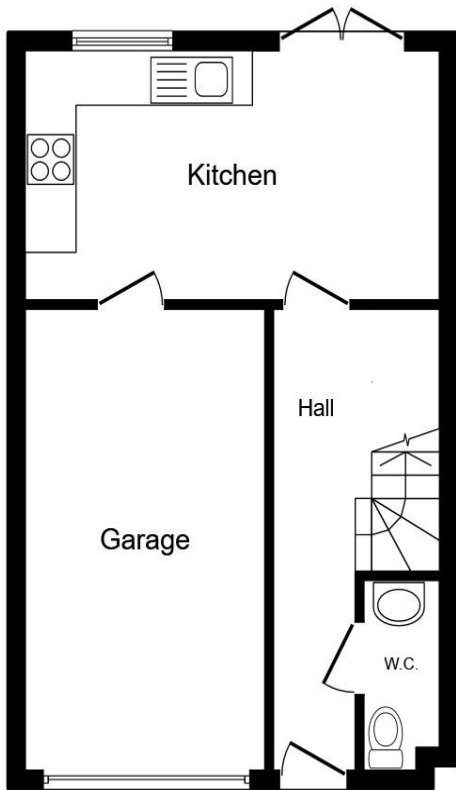
**Briarwood Close, Hull, HU7 4JU**

## Welcome to

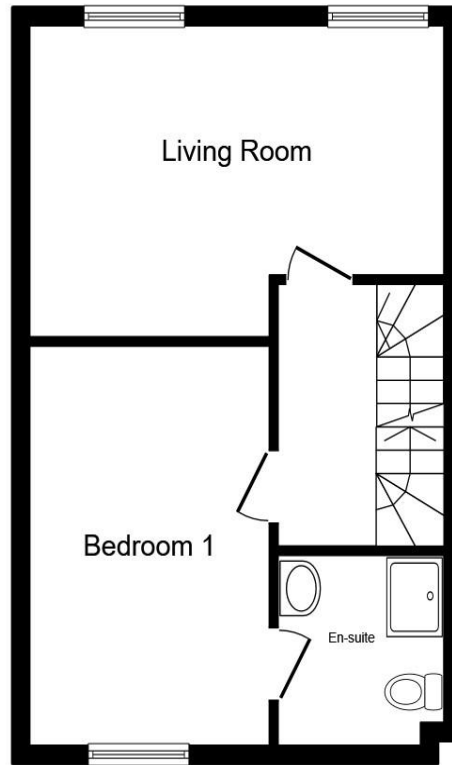
### Briarwood Close, Hull

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 ensuite bedroom, plus two top-floor doubles and a family bathroom. Includes off-street parking and a low-maintenance garden. Viewings advised!

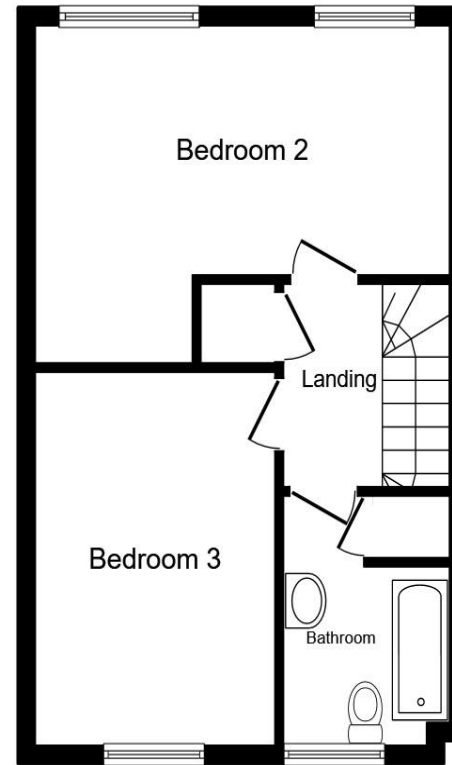




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 115.8 m<sup>2</sup> (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](http://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, Hull

- GUIDE PRICE £170,000 - £190,000
- 3 BED SEMI DETACHED 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

**£170,000 - £190,000**

### 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

**view this property online** [williamhbrown.co.uk/Property/HDR123564](https://www.williamhbrown.co.uk/Property/HDR123564)



Property Ref:  
HDR123564 - 0005

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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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