



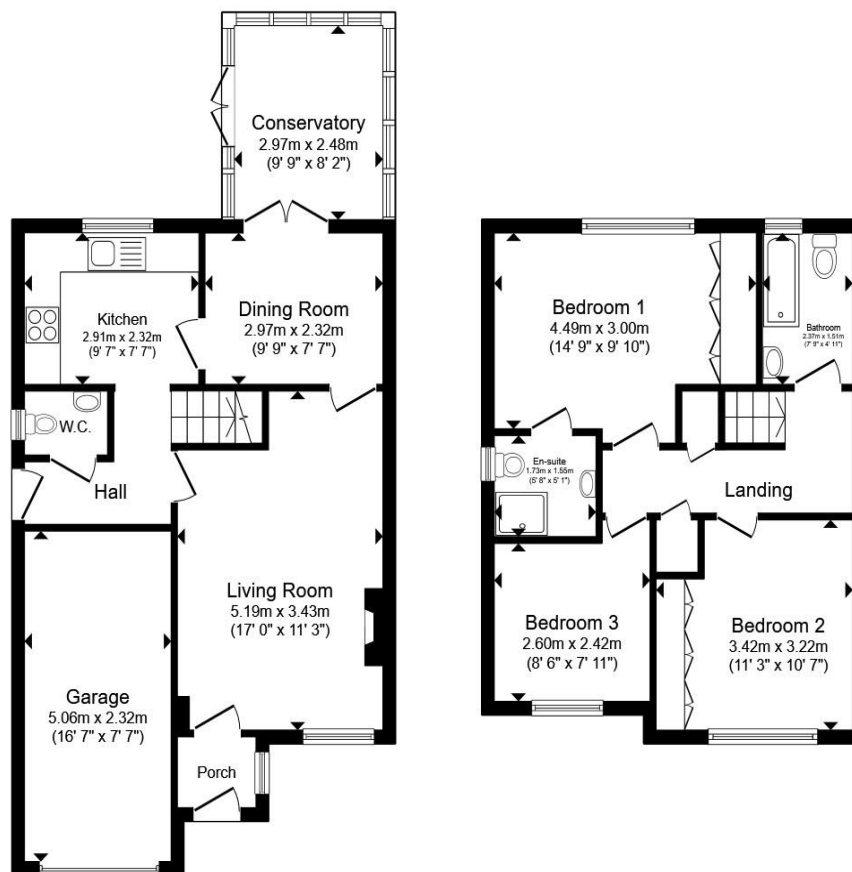
Brandon Way, Kingswood, Hull, HU7 3EL

Welcome to

Brandon Way, Kingswood, Hull

Spacious three-bedroom detached home occupying a generous plot with ample off-street parking and integral garage. Offering a lounge, versatile second reception room, kitchen and WC to the ground floor. Upstairs boasts three bedrooms, en-suite to master, family bathroom and a large rear garden.





Ground Floor

First Floor

Total floor area 104.3 m² (1,123 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 Porch

Living Room

16' 9" x 11' 7" (5.11m x 3.53m)

Kitchen

9' 6" x 7' 5" (2.90m x 2.26m)

Downstairs Cloakroom

4' 6" x 2' 8" (1.37m x 0.81m)

Hallway

Conservatory

11' 5" x 9' 3" (3.48m x 2.82m)

Garage

16' 9" x 7' 6" (5.11m x 2.29m)

Landing

Bedroom 1

12' x 11' (3.66m x 3.35m)

Ensuite Shower Room

Bedroom 2

10' 6" x 9' 4" (3.20m x 2.84m)

Bedroom 3

8' 5" x 7' 9" (2.57m x 2.36m)

Bathroom

7' 8" x 4' 9" (2.34m x 1.45m)

Agent's Note:

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.

Agent's 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.

Welcome to

Brandon Way, Kingswood, Hull

- DETACHED 3 BED PROPERTY
- AMPLE OFF-STREET PARKING
- LARGE GARDEN
- EN-SUITE & DOWNSTAIRS WC
- INTEGRAL GARAGE

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

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR124079



Property Ref:
HDR124079 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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