



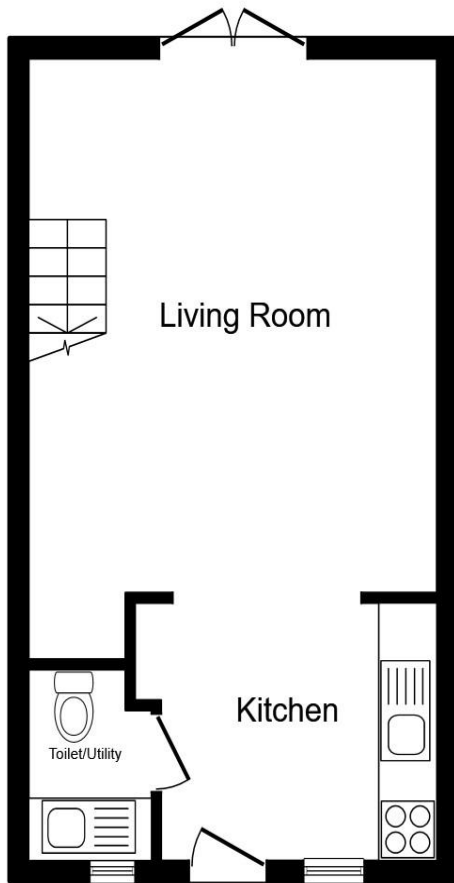
14a Woodheys Park, Kingswood, Hull, HU7 3AJ

Welcome to

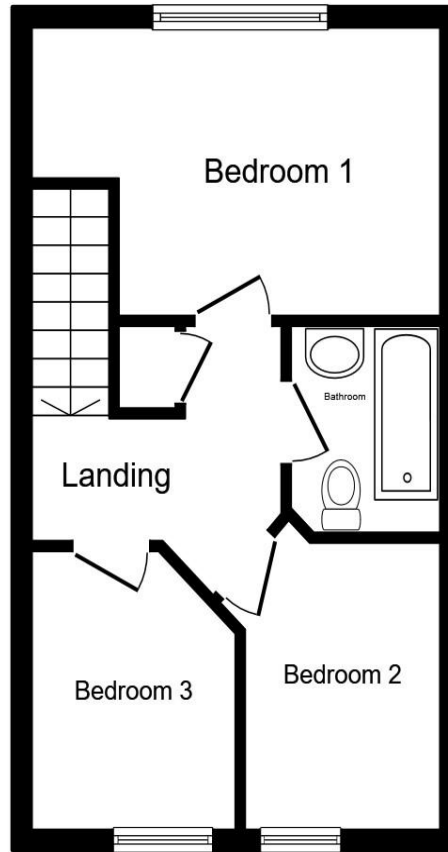
14a Woodheys Park, Kingswood, Hull

William H Brown are delighted to market this charming three-bedroom property on Woodheys Park, Kingswood. The home features a well-maintained garden, a modern kitchen with utility room, a convenient downstairs WC, three well-sized bedrooms and a generous loft space. With off street parking!





Ground Floor



First Floor

Entrance Hall

Lounge

14' 4" max x 13' 6" max (4.37m max x 4.11m max)

Kitchen

9' 3" max x 9' 3" max (2.82m max x 2.82m max)

Utility Room

6' 9" max x 4' max (2.06m max x 1.22m max)

Landing

8' 6" max x 9' 9" max (2.59m max x 2.06m max)

Bedroom 1

13' 6" max x 9' 7" max (4.11m max x 2.92m max)

Bedroom 2

8' 9" max x 6' 7" max (2.67m max x 2.01m max)

Bedroom 3

8' 5" max x 6' 6" max (2.57m max x 1.98m max)

Bathroom

6' 3" max x 5' 2" max (1.91m max x 1.57m max)

Loft Space

Not converted.

Total floor area 65.1 m² (701 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



Welcome to

14a Woodheys Park, Kingswood, Hull

- GUIDE PRICE £140,000 - £160,000
- GENEROUS 3 BEDROOM HOME
- OPEN PLAN KITCHEN LOUNGE
- GENEROUS LOFT SPACE
- WELL-MAINTAINED

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

guide price

£140,000 - £160,000



view this property online [williamhbrown.co.uk/Property/HDR123798](https://www.williamhbrown.co.uk/Property/HDR123798)

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:
HDR123798 - 0007

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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