



Elderberry Drive, Hull HU4 7AX

Welcome to

Elderberry Drive, Hull

Stunning Home On Elderberry Drive with - Entrance Hall, Lounge, Kitchen/Diner/Day Room, 3 Bedrooms, Family Bathroom, Gardens & Off Street Parking! Call us now to book your viewing!



Entrance Hall

With double glazed door to the side, radiator and stairs to the First Floor.

Lounge

With feature fireplace housing gas fire with marble effect surround, radiator, coving to the ceiling, understairs cupboard and double glazed french style doors leading to the Rear Garden,

Kitchen/Diner/Day Room

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, breakfast bar, spot light points, plumbing for an automatic washing machine, 2 radiators, 2 skylight windows, double glazed window to the front and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With storage cupboard, radiator and loft access.

Bedroom 1

With double glazed window to the side and radiator.

Bedroom 2

With double glazed window to the rear and radiator.

Bedroom 3

With double glazed window to the front and radiator.

Bathroom

Bathroom with bath with mixer shower attachment, glazed folding shower screen, low level wc, wash hand basin, extractor fan, radiator and double glazed window to the rear.

Outside

Front & Side Garden

With path, gravelled area, side access gate and driveway providing off street parking.

Rear Garden

With lawned area, slate borders, decking area, rear decking area, trees, raised beds housing plants and shrub, shed and fencing.



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Welcome to

Elderberry Drive, Hull

- Beautifully Presented Home In West Hull
- Open Plan Kitchen/Diner/Day Room
- 3 Bedrooms
- Off Street Parking
- Excellent & Sought After Residential Location

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WBY111841



Property Ref:
WBY111841 - 0002

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.



william h brown



01482 653111



Willerby@williambrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williambrown.co.uk