



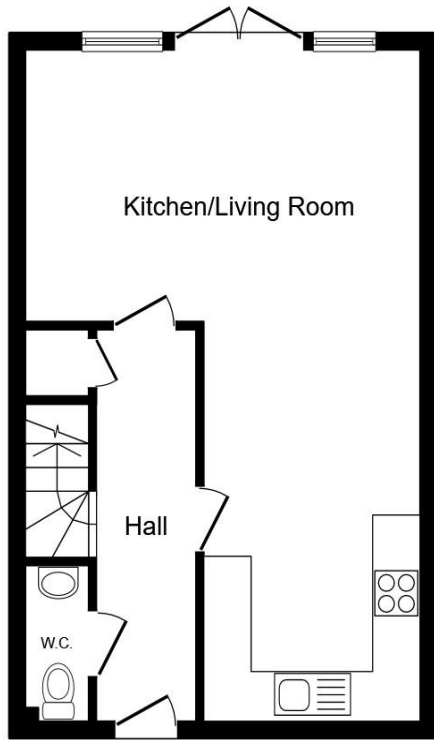
**265a Marfleet Lane, Hull, HU9 5TH**

**Welcome to**

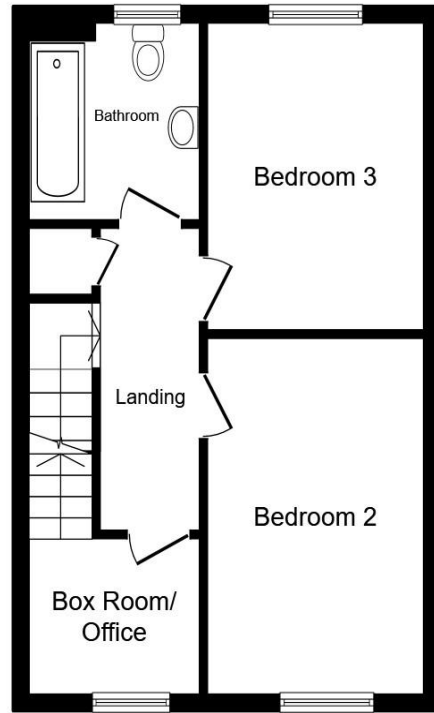
**265a Marfleet Lane, Hull**

STUNNING FAMILY HOME! Three-bedroom mid-terraced property on Marfleet Lane with open-plan lounge-kitchen, spacious master suite, driveway and private rear garden.

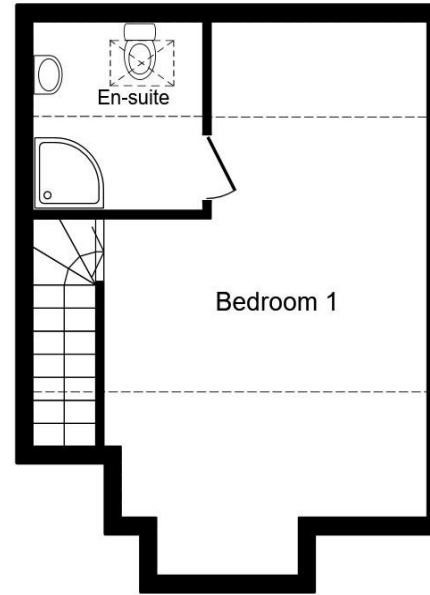




**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

15' 6" max x 4' 1" max ( 4.72m max x 1.24m max )

**Lounge Area**

16' 2" max x 10' 6" max ( 4.93m max x 3.20m max )

**Kitchen Area**

26' 6" max x 8' 9" max ( 8.08m max x 2.67m max )

**WC**

6' max x 3' max ( 1.83m max x 0.91m max )

**Landing**

**Bedroom 2**

14' 11" max x 8' 9" max ( 4.55m max x 2.67m max )

**Bedroom 3**

12' 1" max x 9' max ( 3.68m max x 2.74m max )

**Bathroom**

7' 8" max x 6' 9" max ( 2.34m max x 2.06m max )

**Second Floor**

**Box Room / Office**

7' max x 6' 1" max ( 2.13m max x 1.85m max )

**Bedroom 1**

19' 5" max x 12' 7" max ( 5.92m max x 3.84m max )

**En Suite**

7' 5" max x 7' max ( 2.26m max x 2.13m max )

Total floor area 111.3 m<sup>2</sup> (1,198 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)



## Welcome to

### 265a Marfleet Lane, Hull

- GUIDE PRICE £200,000 - £210,000
- THREE WELL-PROPORTIONED BEDROOMS AND ADDITIONAL BOX ROOM
- SECOND FLOOR MASTER BEDROOM WITH EN SUITE
- DRIVEWAY AND PRIVATE REAR GARDEN
- READY-TO-MOVE-IN CONDITION

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

**£200,000 - £210,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR123931](http://williamhbrown.co.uk/Property/HDR123931)



Property Ref:  
HDR123931 - 0002

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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.

## Directions to this property:

See map below for directions. For more information contact the branch on 01482327913.



william h brown



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