



Hyde Park Road, Kingswood, Hull, HU7 3AW

Welcome to

Hyde Park Road, Kingswood Hull

Modern and stylishly appointed three-bedroom family home with off-street parking and lovely garden.



Entrance Hall

Lounge

14' 3" max x 11' 11" max (4.34m max x 3.63m max)

Kitchen-Diner

15' 4" max x 8' 4" max (4.67m max x 2.54m max)

WC

Landing

Bedroom 1

11' 11" max x 9' 6" max (3.63m max x 2.90m max)

En Suite Shower Room

6' 2" max x 5' 3" max (1.88m max x 1.60m max)

Bedroom 2

9' 3" max x 7' 7" max (2.82m max x 2.31m max)

Bedroom 3

7' 7" max x 5' 9" max (2.31m max x 1.75m max)

Bathroom

6' max x 5' 11" max (1.83m max x 1.80m max)

Welcome to

Hyde Park Road, Kingswood Hull

- THREE BEDROOM SEMI-DETACHED HOME
- MODERN AND WELL-PRESENTED THROUGHOUT
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- FANTASTIC REAR GARDEN
- DRIVEWAY AND GARAGE

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

£185,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123755



Property Ref:
HDR123755 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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