



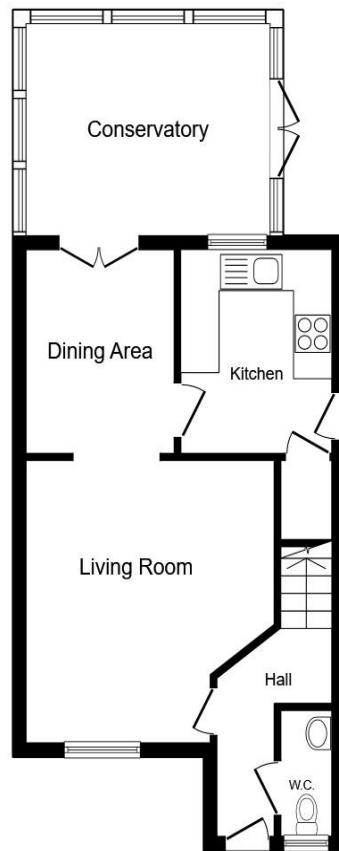
Saints Close, Hull, HU9 3HU

Welcome to

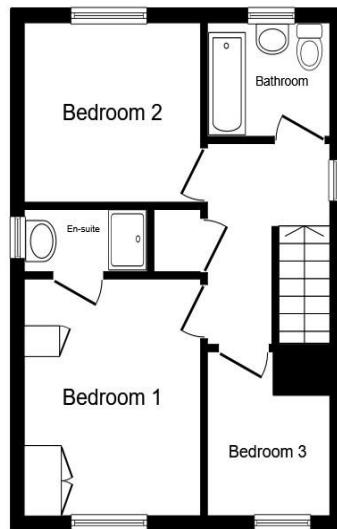
Saints Close, Hull

This spacious three-bedroom home offers a warm welcome with its entrance hall and convenient downstairs WC. The bright living room/ dining room leads into a lovely conservatory. Upstairs features three bedrooms, a family bathroom and a shower room.





Ground Floor



First Floor

Total floor area 84.0 m² (905 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 Hall

6' 7" max x 3' 6" max (2.01m max x 1.07m max)

Lounge

13' 7" max x 12' 6" max (4.14m max x 3.81m max)

Dining Area

9' 9" max x 7' 7" max (2.97m max x 2.31m max)

Kitchen

9' 7" max x 7' 8" max (2.92m max x 2.34m max)

Conservatory

13' max x 10' 2" max (3.96m max x 3.10m max)

Wc

5' 6" max x 2' 7" max (1.68m max x 0.79m max)

Landing

8' 9" max x 6' 3" max (2.67m max x 1.91m max)

Bedroom 1

11' 5" max x 9' 2" max (3.48m max x 2.79m max)

En Suite

6' 6" max x 2' 6" max (1.98m max x 0.76m max)

Bedroom 2

8' 10" max x 8' 6" max (2.69m max x 2.59m max)

Bedroom 3

8' 4" max x 6' 3" max (2.54m max x 1.91m max)

Bathroom

6' 3" max x 5' 5" max (1.91m max x 1.65m max)

Agent's Note:

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



Welcome to

Saints Close, Hull

- GUIDE PRICE £170,000 - £180,000
- DETACHED FAMILY HOME
- OFF STREET PARKING VIA GARAGE AND DRIVEWAY
- SPACIOUS CONSERVATORY
-

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£170,000 - £180,000



view this property online williamhbrown.co.uk/Property/HDR123493

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:
HDR123493 - 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**



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