



Nelson Road, Hull HU5 5HN

Welcome to

Nelson Road, Hull

Beautiful End Of Terrace Home On Nelson Road with - Entrance Hall, Lounge Area, Dining Area, Kitchen/Diner/Day Room, 4 Bedrooms, Family Bathroom, Gardens, Off Street Parking & Garage! Book your viewing now!



Entrance Hall

With double glazed door to the front, radiator, storage cupboard, double glazed window to the side and stairs to the First Floor.

Lounge Area

With double glazed bay window to the front, gas fire, radiator and coving to the ceiling.

Dining Area

With double glazed window to the side, radiator, understairs cupboard and coving to the ceiling.

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, integrated fridge freezer, integrated dishwasher, integrated washing machine, wine fridge, radiator, spot light points, cupboard housing central heating boiler, coving to the ceiling, double glazed window to the rear and double glazed patio style doors leading to the Rear Garden.

First Floor

Landing

With radiator, coving to the ceiling, fitted storage cupboard and loft access.

Bedroom 1

With double glazed bay window to the front, radiator and coving to the ceiling.

Bedroom 2

With skylight window, radiator, coving to the ceiling and fitted wardrobes.

Bedroom 3

With double glazed window to the rear, radiator and coving to the ceiling.

Bedroom 4

With double glazed window to the front and radiator.

Bathroom

Bathroom with bath, shower cubicle, low level wc, vanity wash hand basin, radiator and double glazed window to the rear.

Outside

Front Garden

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

Rear Garden

With lawned area, path, paved patio area, rear seating area with pergola, raised flower beds housing plants and shrubs, hedging and fencing.

Garage

Garage with power, windows to the side and rear, side access door and garage door to the rear.



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Welcome to

Nelson Road, Hull

- Beautifully Presented Throughout
- 4 Bedrooms
- Lounge Area, Dining Area & Kitchen/Diner/Day Room
- Lovely Landscaped Rear Garden
- Off Street Parking & Garage

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.

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111427 - 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.



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