



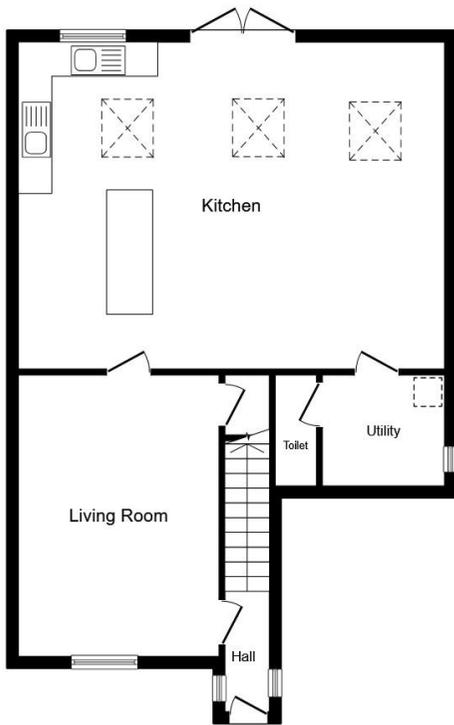
**Howdale Road, Hull, HU8 9JY**

## Welcome to

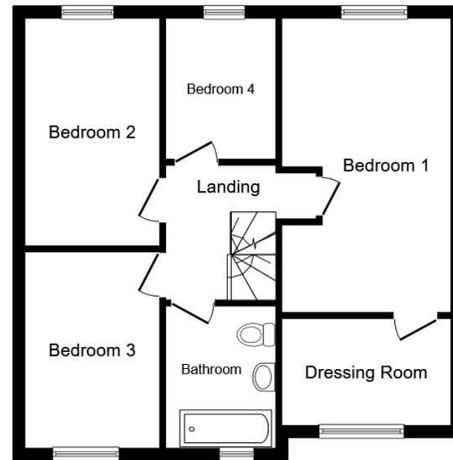
### Howdale Road, Hull

William H Brown are delighted to market this superb 4 bed semi-detached family home on Howdale Road. Offering ample parking, integral garage, generous lounge, stunning extended open-plan kitchen-diner with utility and WC, 3 double bedrooms, modern bathroom, loft rooms and landscaped garden.

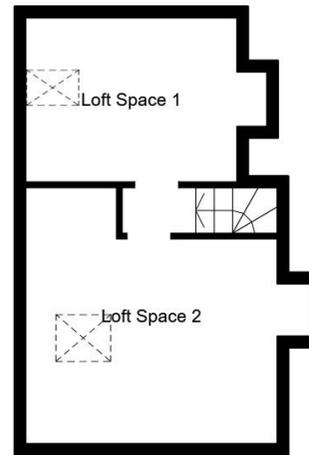




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 162.7 m<sup>2</sup> (1,752 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)



**Lounge**

16' 3" max x 11' 2" max ( 4.95m max x 3.40m max )

**Kitchen**

24' 4" max x 19' max ( 7.42m max x 5.79m max )

**Utility Room**

6' 4" max x 6' 2" max ( 1.93m max x 1.88m max )

**WC**

6' 5" max x 3' max ( 1.96m max x 0.91m max )

**Landing**

**Bedroom 1**

16' max x 9' 9" max ( 4.88m max x 2.97m max )

**En Suite**

9' 8" max x 6' max ( 2.95m max x 1.83m max )

**Bedroom 2**

11' 6" max x 7' 8" max ( 3.51m max x 2.34m max )

**Bedroom 3**

13' 4" max x 7' 9" max ( 4.06m max x 2.36m max )

**Bedroom 4**

8' 8" max x 6' 4" max ( 2.64m max x 1.93m max )

**Bathroom**

6' 5" max x 6' 3" max ( 1.96m max x 1.91m max )

**Dressing Room**

**Loft Space 1**

11' 1" max x 9' 7" max ( 3.38m max x 2.92m max )

**Loft Space 2**

14' max x 10' 4" max ( 4.27m max x 3.15m max )

**Agent's Note:**

Building Regulation Certification has not been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.

## Welcome to

### Howdale Road, Hull

- GUIDE PRICE £300,000 - £310,000
- 4 BED SEMI-DETACHED PROPERTY
- COUNCIL TAX BAND: C
- AMPLE OFF-STREET PARKING AND INTEGRAL GARAGE
- IMMACULATE THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£300,000 - £310,000**



### 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

**view this property online** [williamhbrown.co.uk/Property/HDR123314](https://www.williamhbrown.co.uk/Property/HDR123314)



Property Ref:  
HDR123314 - 0006

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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