



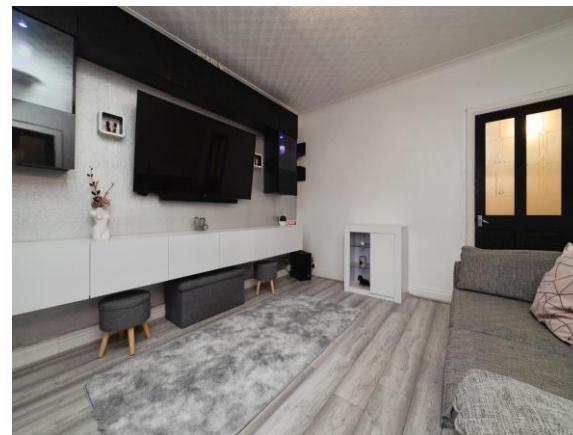
**Malvern Road, Hull HU5 5TZ**

**welcome to**

**Malvern Road, Hull**

GUIDE PRICE £140,000 - £150,000

Beautiful Home In West Hull with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Lobby/Storage Area, 3 Bedrooms, Family Shower Room, Gardens, Off Street Parking & Garage! Book your viewing now!



**Malvern Road is a lovely residential street in West Hull, situated directly off Priory Drive, meaning this home is close to many nearby amenities, shops, schools, bars/restaurants and boasting excellent bus and transport links to Hull City Centre, surrounding villages, motorways and beyond.**

**Ideal for families or first time buyers this semi-detached home is beautifully presented throughout and offers any potential buyer a ready to move into property and briefly comprises: a welcoming entrance hall, spacious lounge, generous dining room, fitted kitchen with an array of wall and base units and a convenient lobby/storage area.**

**To the first floor there are 3 good sized bedrooms and the modern and stylish family shower room. Externally there are well maintained gardens to the front and rear with the added bonus of a shared driveway providing off street parking and a garage.**

**This home really deserves to be viewed. Call us now to book yours!**

### **Entrance Hall**

With double glazed door to the front, radiator and stairs to the First Floor.

### **Lounge**

With double glazed bay window to the front and radiator.

### **Dining Room**

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

### **Kitchen**

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, double electric oven, cooker-hood, plumbing for an automatic washing machine, central heating boiler, double glazed window to the rear and double glazed door to the side.

### **Lobby/Storage Area**

With double glazed window to the side and double glazed door leading to the Rear Garden.

## **First Floor**

### **Landing**

With double glazed window to the side.

### **Bedroom 1**

With double glazed bay window to the front, radiator and fitted wardrobe.

### **Bedroom 2**

With double glazed window to the rear and radiator.

### **Bedroom 3**

With double glazed bay window to the side and radiator.

### **Shower Room**

Shower Room with shower cubicle, low level wc, vanity wash hand basin, heated towel rail and double glazed window to the side.

## **Outside**

### **Front Garden**

With wall and dropped kerb to shared driveway providing off street parking.

### **Rear Garden**

With decking area, patio area, raised borders, fencing and shed.

### **Garage**

Garage with double doors.



**view this property online** [williamhbrown.co.uk/Property/WBY111495](http://williamhbrown.co.uk/Property/WBY111495)



welcome to

## Malvern Road, Hull

- GUIDE PRICE £140,000 - £150,000
- Beautifully Presented Throughout!
- Lounge & Dining Room
- Off Street Parking & Garage
- Highly Sought After Residential Location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

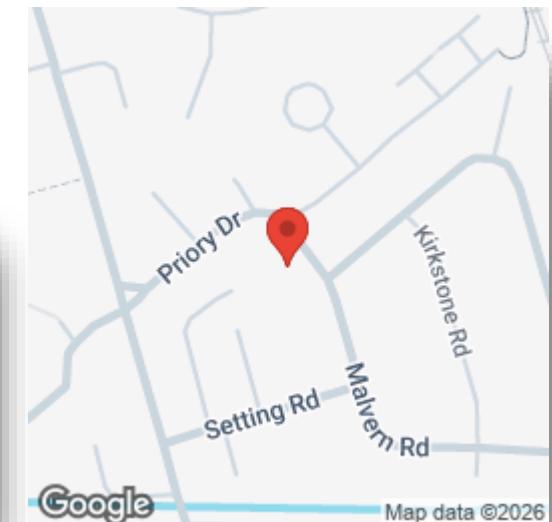
**£140,000 - £150,000**

### 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.



view this property online [williamhbrown.co.uk/Property/WBY111495](http://williamhbrown.co.uk/Property/WBY111495)



Please note the marker reflects the postcode not the actual property



Property Ref:  
WBY111495 - 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



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