



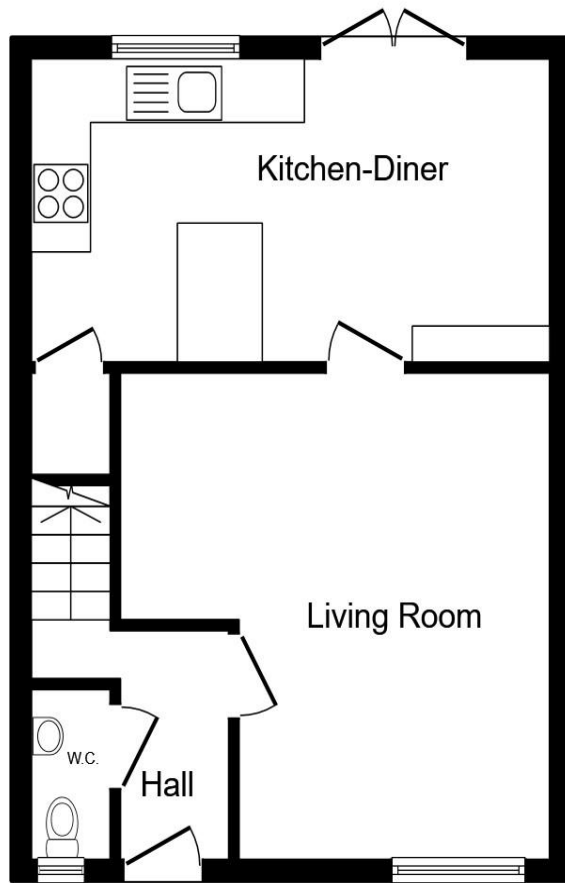
**Callow Hill Drive, Bransholme, Hull, HU7 4ZL**

## ***Welcome to***

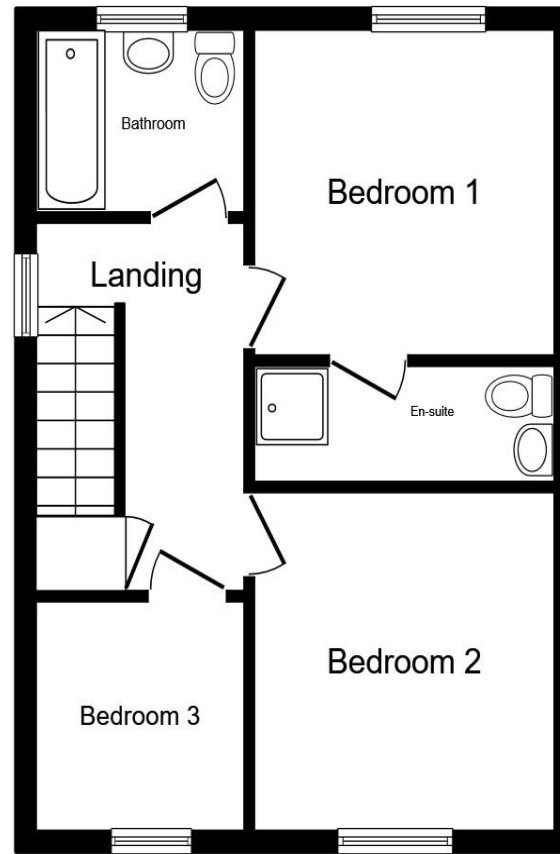
### **Callow Hill Drive, Bransholme, Hull**

William H. Brown are delighted to welcome to the market this well-presented 3-bedroom semi-detached home in the popular area of Callow Hill Drive, Hull. With 3 bedrooms and ensuite shower room to the master, open-plan kitchen-diner and off-street parking, this property is not to be missed!





**Ground Floor**



**First Floor**

**Entrance Hall**

7' max x 6' 7" MAX ( 2.13m max x 2.01m MAX )

**Kitchen-Diner**

16' 3" x 9' 3" ( 4.95m x 2.82m )

**Living Room**

14' 9" x 13' 11" ( 4.50m x 4.24m )

**Downstairs Cloakroom**

**Landing**

**Bedroom 1**

10' 5" x 9' 11" ( 3.17m x 3.02m )

**Ensuite**

7' 3" x 4' 4" ( 2.21m x 1.32m )

**Bedroom 2**

10' 1" x 9' 10" ( 3.07m x 3.00m )

**Bedroom 3**

7' x 6' 10" ( 2.13m x 2.08m )

**Bathroom**

6' 1" x 5' 6" ( 1.85m x 1.68m )

Total floor area 79.3 m<sup>2</sup> (854 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)



## Welcome to

### Callow Hill Drive, Bransholme, Hull

- GUIDE PRICE £160,000 - £170,000
- 3 BEDROOM SEMI-DETACHED HOME
- COUNCIL TAX BAND: C
- OPEN-PLAN KITCHEN-DINER WITH DOORS TO THE REAR GARDEN
- GARAGE AND SPACIOUS DRIVEWAY

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

## £160,000 - £170,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR124115](http://williamhbrown.co.uk/Property/HDR124115)



Property Ref:  
HDR124115 - 0002

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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.

## Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 327913.



william h brown



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