



Huntley Drive, Hull HU5 4DP

welcome to

Huntley Drive, Hull

Situated in this ever popular location, this fantastic property is close to an array of amenities and excellent schools.



Entrance Hall

With a door to the front leading into the property, stairs leading to the upper floor, coving and two double glazed windows to the front.

Lounge

13' 8" into bay x 11' 2" max (4.17m into bay x 3.40m max)
With an electric fire on chimney breast, coving, a radiator and a double glazed bay window to the front.

Dining Room

16' 11" max x 12' 4" max (5.16m max x 3.76m max)
With coving, a radiator and a double glazed window to the rear.

Kitchen

11' 2" max x 8' 3" max (3.40m max x 2.51m max)
Housing a fitted kitchen with a range of wall and base units, complementing work surfaces, a stainless steel sink and drainer unit, an integrated electric oven, an integrated gas hob, a cooker hood, space for a fridge freezer, plumbing for a washing machine, space for a dryer, a radiator, a double glazed window to the side and rear and a double glazed door leading to the rear garden.

Landing

With access to the bedrooms, bathroom and loft.

Bedroom 1

13' 9" into bay x 8' 10" to front of wardrobe (4.19m into bay x 2.69m to front of wardrobe)
With fitted wardrobes, a radiator and a double glazed bay window to the front.

Bedroom 2

10' 10" max x 10' 7" max (3.30m max x 3.23m max)
With a radiator and a double glazed window to the rear.

Bedroom 3

6' 10" x 6' (2.08m x 1.83m)
With a radiator and a double glazed oriel window to the front.

Bathroom

With a W/C, a wash hand basin, a bath with mixer taps and a mains shower over, a radiator and a double glazed window to the rear.

Front Garden

With a path leading to the door, a brick wall and a wrought iron gate.

Rear Garden

With a path, a concrete patio area, a lawned area, wooden fencing, a gate leading to the ten foot and a garage. There is also parking beyond the garden.

Garage

A brick garage with an up and over door, a side access door and a double glazed window to the front and side.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Huntley Drive, Hull

- No chain
- Vacant possession
- Off road parking PLUS garage
- Ideal first time buyer home
- Close to excellent schools

Tenure: Freehold EPC Rating: D
Council Tax Band: B

directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748.

offers over

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120764 - 0005

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.



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk