



Windsor Road, Hull HU5 4HE

welcome to

Windsor Road, Hull

This three bedroom house is situated on Windsor Road, just off of Bricknell Avenue and is perfect for families looking for their next home.



Entrance Hall

With a door to the front leading into the property, there are stairs leading to the upper floor and access to the lounge, dining room and kitchen.

Lounge

10' 10" x 11' 2" (3.30m x 3.40m)

With a feature fireplace, coving, a radiator and a double glazed bay window to the front.

Dining Room

10' 10" x 11' 2" (3.30m x 3.40m)

With a fireplace surround, coving, a radiator and french style doors leading to the rear garden.

Kitchen

19' 5" x 8' 2" (5.92m x 2.49m)

Housing a fitted kitchen with a range of wall and base units, contrasting work surfaces, a stainless steel sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, space for a fridge freezer, plumbing for a washing machine, a window to the side and french style doors leading to the rear garden.

Landing

With a window to the side and access to the bedrooms and family bathroom.

Bedroom 1

6' x 7' 10" (1.83m x 2.39m)

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

Bedroom 2

10' 10" x 10' 8" (3.30m x 3.25m)

With a radiator and a double glazed window to the rear.

Bedroom 3

11' x 10' 8" (3.35m x 3.25m)

With a radiator and a bow window to the front.

Bathroom

With a W/C, a wash hand basin, a bath with a shower over and a window to the rear.

Front Garden

With a driveway, a brick wall and access to the rear garden.

Rear Garden

With a path, a decked patio area, a lawned area, a gravel area, a brick out building with a wooden door, flower beds, shrubs, trees and a wooden fence surround with a gate leading to the front garden.

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.



view this property online williamhbrown.co.uk/Property/NEA120267



welcome to

Windsor Road, Hull

- POPULAR LOCATION
- THREE BEDROOM FAMILY HOME
- DRIVEWAY
- CLOSE TO SCHOOLS AND SHOPS
- CLOSE TO GOOD BUS ROUTES

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

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 in the region of

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120267



Property Ref:
NEA120267 - 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