



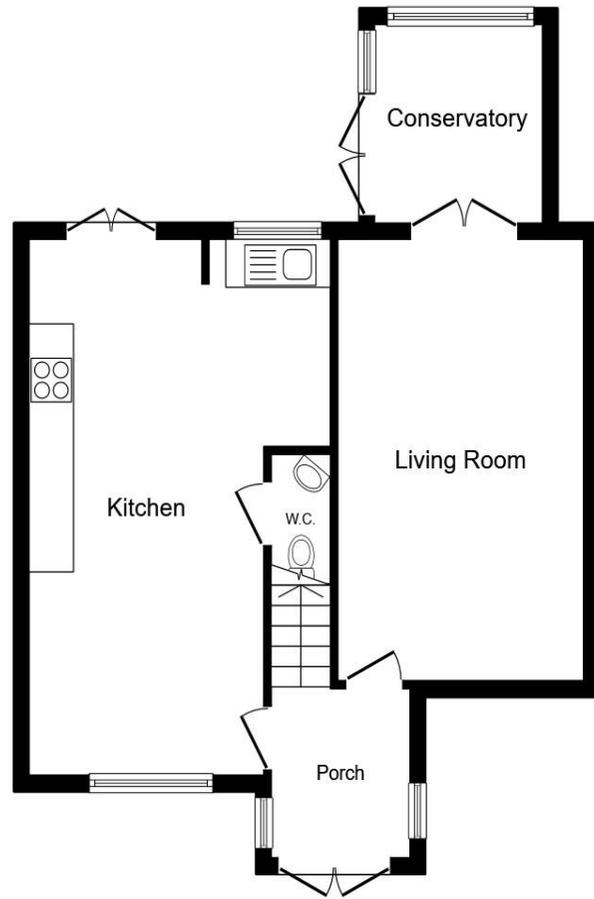
**Bells Road, Hedon, Hull, HU12 8QR**

## Welcome to

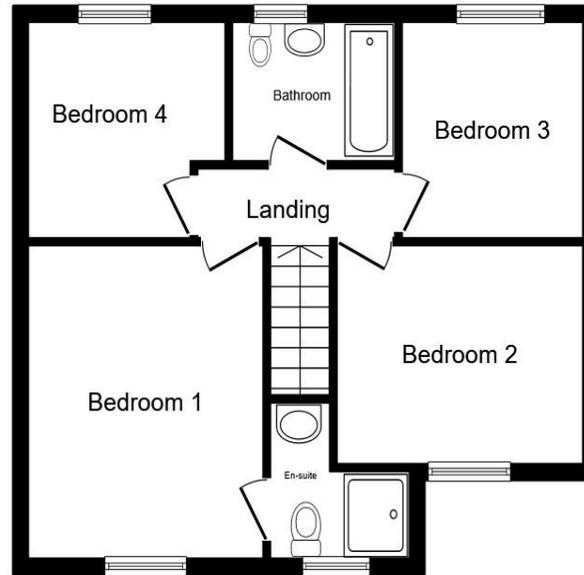
### Bells Road, Hedon, Hull

Take a look at this four-bedroom detached home on Bells Road. The property offers spacious living, a bright conservatory, and a well-designed dining kitchen, along with four bedrooms including a master en-suite. With a garage and ample garden space for entertaining plus plenty of off-street parking.





**Ground Floor**



**First Floor**

Total floor area 102.7 m<sup>2</sup> (1,105 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)



**Entrance Porch**

**Living Room**

18' x 10' 10" ( 5.49m x 3.30m )

**Kitchen**

Irregular Shaped Room 21' x 13' 4" max ( 6.40m x 4.06m )

**Downstairs Cloakroom**

4' x 3' ( 1.22m x 0.91m )

**Conservatory**

8' x 8' ( 2.44m x 2.44m )

**Landing**

**Bedroom 1**

11' x 8' 11" ( 3.35m x 2.72m )

**Ensuite**

6' x 6' ( 1.83m x 1.83m )

**Bedroom 2**

12' x 10' ( 3.66m x 3.05m )

**Bedroom 3**

8' x 8' ( 2.44m x 2.44m )

**Bedroom 4**

8' 10" x 8' 10" ( 2.69m x 2.69m )

**Bathroom**

7' x 5' ( 2.13m x 1.52m )

**Loft Space**

**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

### Bells Road, Hedon, Hull

- GUIDE PRICE £260,000 - £280,000
- DETACHED FAMILY HOME
- COUNCIL TAX BAND: D
- 4 BEDROOMS
- GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£260,000 - £280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR123639](http://williamhbrown.co.uk/Property/HDR123639)



Property Ref:  
HDR123639 - 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



**01482 327913**



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