

...Your proactive estate agent



**14 Frances Brady Way, Hull, HU9 3BW**  
**Offers over £190,000**

**Park Row**

NEW BUILD \*\* MODERN DINING KITCHEN \*\* GROUND FLOOR W.C \*\* EN-SUITE TO MASTER \*\* GARAGE AND GARDENS. Situated in Hull this property briefly comprises: entrance hallway, ground floor w.c, lounge and dining kitchen. To the first floor are three bedrooms and bathroom. To the second floor is the master bedroom with en-suite. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'

## Offers over £190,000



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Partially sealed unit double glazed entrance door gives access to:

### ENTRANCE HALL

**4.73 X 0.99 (15'6" X 3'3")**

Having spindles style return staircase to first floor accommodation with useful understairs storage cupboard housing the 'Ideal Logic' combination gas fired central heating boiler, power supply and telephone point. Central heating radiator and ceiling light point. Doors leading off.

### GROUND FLOOR W.C

**1.71 X 0.92 (5'7" X 3'0")**

Low flush w.c and pedestal wash hand basin with chrome tap and tiled splashback. Single central heating radiator and tiled floor.

### LOUNGE

**4.98 X 3.30 MAX (16'4" X 10'10" MAX)**

UPVC double glazed French style doors with twin side panel windows providing views and access to rear gardens. Two central heating radiators, two ceiling light points and telephone point. Television ariel point and provision for wall mounted television.



### KITCHEN DINER

**4.71 X 2.86 (15'5" X 9'5")**

Generous range of contemporary wall and base units incorporating wood effect laminate work surfacing with tiled splashbacks. Inset single drainer, single bowl stainless steel sink unit with monobloc mixer tap. Built-in 'Indesit' four ring halogen hob with 'Neff' electric oven below, stainless steel splashguard and cooker hood. Integrated washing machine, dishwasher and upright

style fridge freezer. UPVC double glazed window to front elevation and tiled floor. Central heating radiator.



## FIRST FLOOR ACCOMMODATION

### LANDING

Return style staircase to second floor accommodation. Airing cupboard housing hot water tank. Panel doors leading off into:

### BEDROOM TWO

**3.95 X 2.75 (13'0" X 9'0")**

UPVC double glazed window to rear elevation, central heating radiator and ceiling light point.





**BEDROOM THREE**  
**4.05 X 2.89 MAX (13'3" X 9'6" MAX)**

UPVC double glazed window to front elevation, central heating radiator and ceiling light point.



**BEDROOM FOUR**  
**2.90 X 2.18 (9'6" X 7'2")**

UPVC double glazed window to rear elevation, central heating radiator and ceiling light point.



**BATHROOM**  
**2.01 X 1.66 (6'7" X 5'5")**

White three piece suite comprising: low flush, dual flush w.c, pedestal wash hand basin with monobloc mixer tap and panelled bath with mixer tap. Tiled splashbacks, tiled floor and opaque uPVC double glazed window to front elevation. Extractor fan, ceiling light point and central heating radiator.



**SECOND FLOOR ACCOMMODATION**

**LANDING**

Central heating radiator and door leading to;

**BEDROOM ONE**  
**6.36 MAX X 3.87 (20'10" MAX X 12'8")**

UPVC double glazed window to front elevation, two central heating radiators and two ceiling light points. Telephone point, television ariel point and provision for high level television. Loft access. Door leading to:



**EN-SUITE SHOWER ROOM**  
**2.11 X 1.78 (6'11" X 5'10")**

Three piece white suite comprising: low flush, dual flush w.c, pedestal wash hand basin with monobloc mixer tap and corner tiled shower cubicle with mains pressure shower. Tiled splashbacks, tiled floor and Velux style double glazed skylight. Extractor fan and ceiling light point.



## EXTERIOR

### FRONT

Lawned garden with pedestrian pathway to front door.

### REAR

Fence enclosed lawned garden with flagged patio area. Outside water butt.



### GARAGE

Having pitched tiled clad roof and up and

over door.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOURS

**CALLS ANSWERED :**

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

**TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:**

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

KIPPAX - 0113 8160111

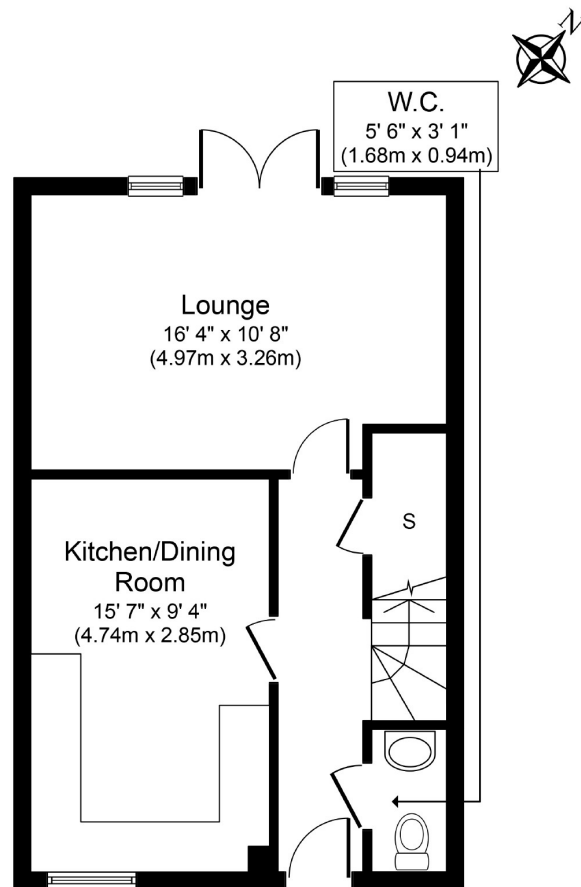
CASTLEFORD - 01977 558480

## VIEWINGS

Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

## DIRECTIONS

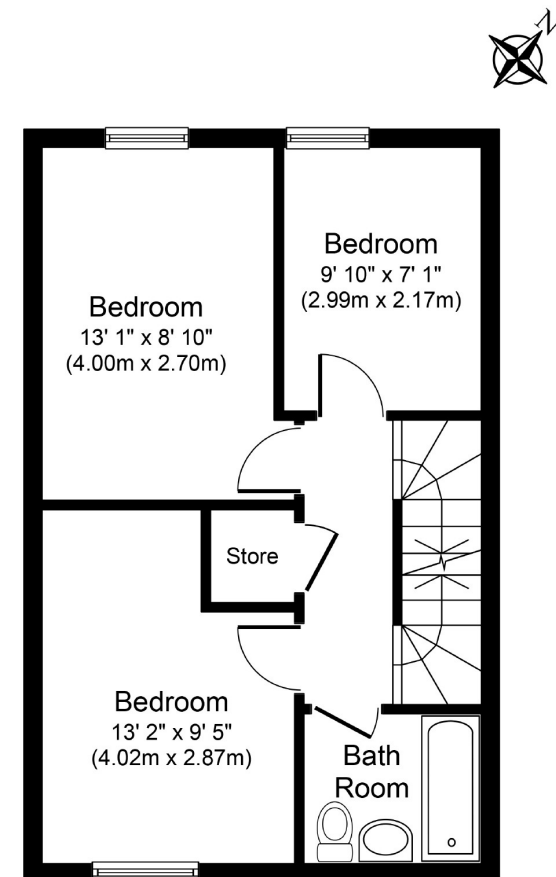
Take the M62 to Hull. Continue on A63. At the round about take the second exit onto Roger Millward Way, Take the third exit onto Hedon Road. Then at next round about take 2nd exit onto Marfleet Avenue. Then proceed onto Frances Brady Way.



Approximate Floor Area  
431 sq. ft.  
(40.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2018 | [www.houseviz.com](http://www.houseviz.com)



Approximate Floor Area  
431 sq. ft.  
(40.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2018 | [www.houseviz.com](http://www.houseviz.com)

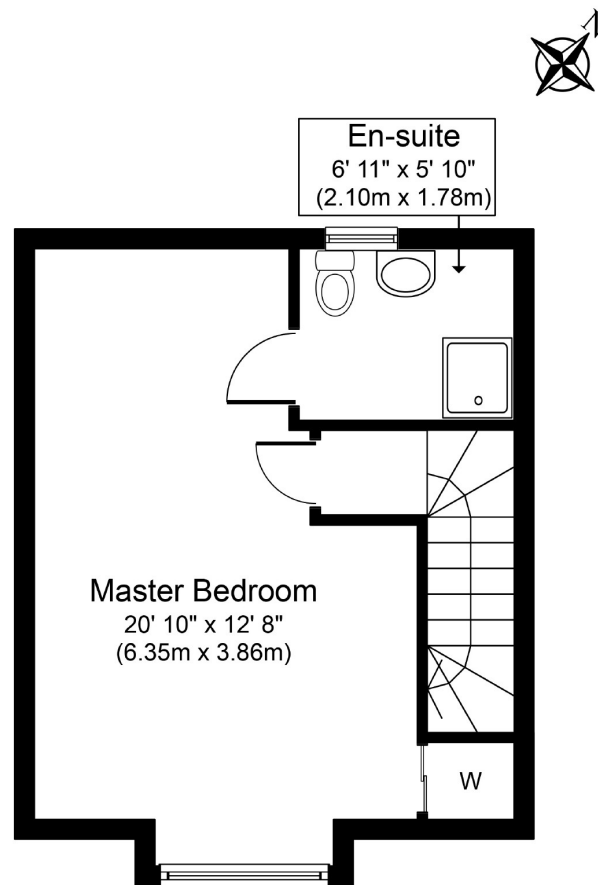
T 01405 761199

W [www.parkrowproperties.co.uk](http://www.parkrowproperties.co.uk)

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ

[goole@parkrowproperties.co.uk](mailto:goole@parkrowproperties.co.uk)

Park Row



**Second Floor**  
**Approximate Floor Area**  
**323 sq. ft.**  
**(30.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2018 | [www.houseviz.com](http://www.houseviz.com)

**T** 01405 761199

**W** [www.parkrowproperties.co.uk](http://www.parkrowproperties.co.uk)

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ

[goole@parkrowproperties.co.uk](mailto:goole@parkrowproperties.co.uk)

