



**Frances Brady Way      £200,000**  
**Hull**  
**HU9 3BW**

AN EXTREMELY WELL PRESENTED SEMI DETACHED HOUSE LAID OUT OVER THREE FLOORS REPRESENTING AN IDEAL OPPORTUNITY FOR THE GROWING FAMILY.

The accommodation briefly comprises entrance hall, cloak room, lounge and fitted dining kitchen with appliances to the ground floor, three bedrooms and a bathroom to the first floor and a master bedroom and en suite to the top floor. Arguably the most popular design of the modern town house, the property has gas central heating to radiators and double glazing, enjoys attractive gardens and has a brick built garage accessible via a side driveway which also provides further off street parking amenities.

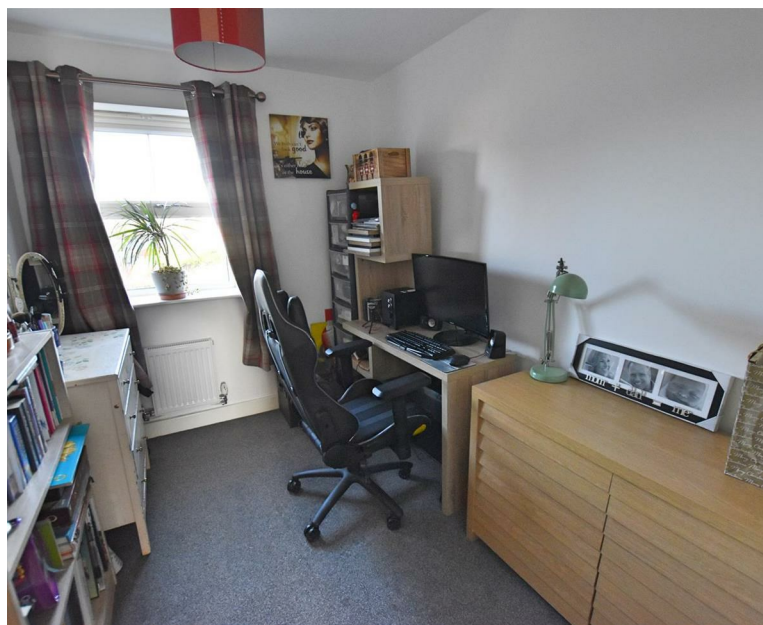
LOCATED ON THIS POPULAR DEVELOPMENT TO THE EAST OF THE CITY, FURTHER ENQUIRIES IN ORDER TO VIEW ARE ENCOURAGED.



- Semi detached property
- Family bathroom and en suite
- Attractive gardens
- Internal inspection encouraged
- Modern style town house
- Gas central heating
- Brick built garage
- Four bedrooms
- Double glazing
- Ideal family property











## Ground floor

### Entrance Hall

Attractive laminate flooring, staircase off, useful under stairs storage cupboard and a radiator.

### Cloak Room

A low level wc, wash hand basin, tiled floor and a radiator.

### Lounge

16'4" x 10'10"

The laminate flooring continues, there is a radiator, French doors and screens to the rear aspect give access to the rear garden.

### Dining Kitchen

15'5" x 9'5"

A lovely range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset stainless steel sink unit and mixer tap. Window to the front aspect, plumbing for an automatic washing machine, a radiator and integrated appliances include an electric oven, electric hob, overhead extractor canopy, a dishwasher and a fridge freezer.

## First Floor

### Bedroom Four

9'10" x 7'0"

Window to the rear aspect and a radiator.

### Bedroom Three

13'1" x 9'0"

Window to the front aspect and a radiator.

### Bedroom Two

13'1" x 9'6"

Window to the rear aspect and a radiator.

### Family Bathroom

A white suite to comprise panelled bath, wash hand basin and a low level wc. The floor is tiled and there is a radiator.

## Top Floor

### Master Bedroom

16'4" x 12'9"

Window to the front aspect, a radiator and there are mirror fronted fitted wardrobes.

### En Suite

A plumbed shower unit within an

independent corner enclosure a low level wc and a wash hand basin.

Tiled floor, a radiator and a "Velux" style window.

## Gardens

To the front of the property is an open plan garden laid to lawn and to the rear, a garden again laid to split level lawn with an ample decking seating area.

## Garage

Brick built and accessible via a side driveway which provides further off street parking amenities

## Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Hornsea Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

## About Us

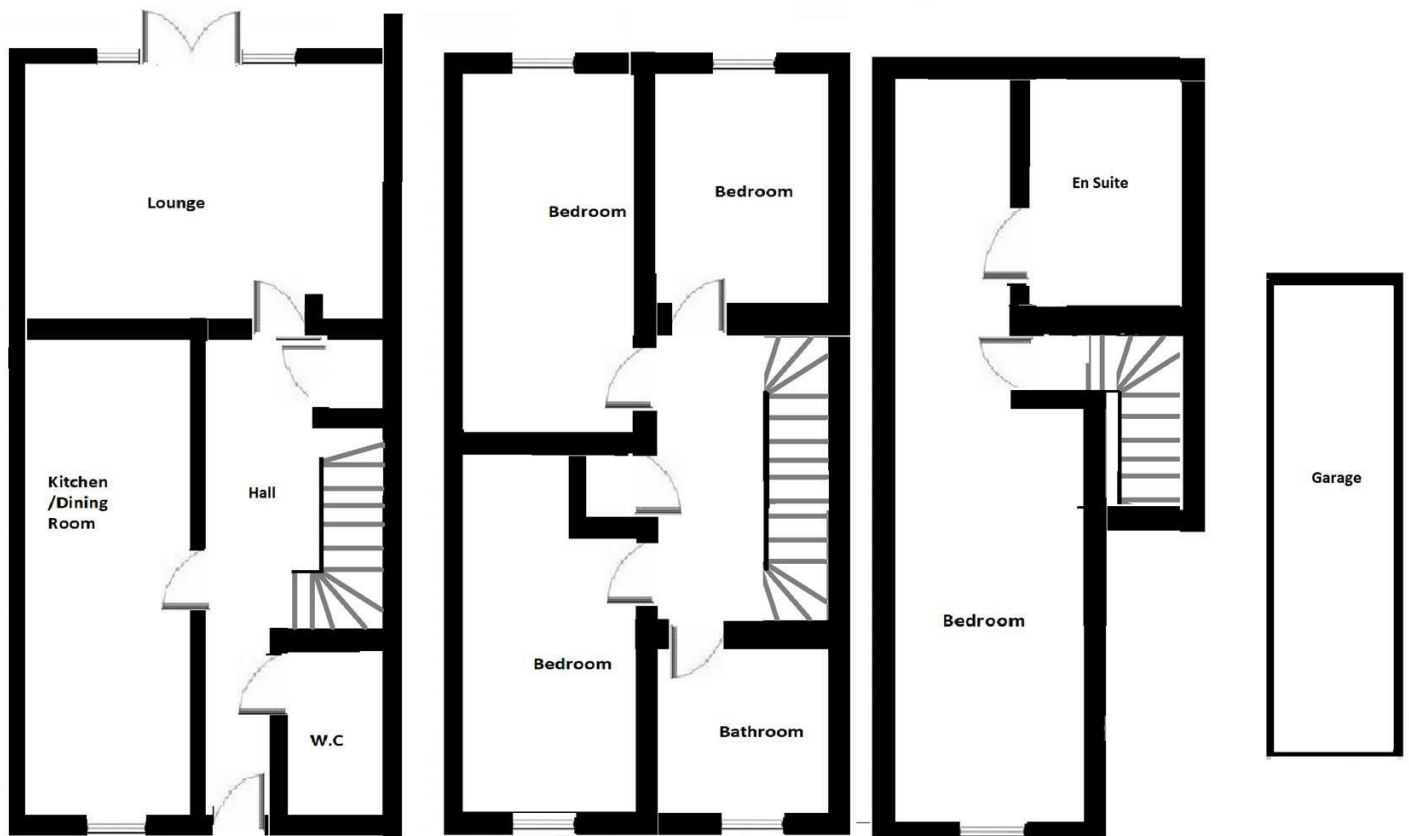
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## Valuations

If you are thinking about selling your home our valuer would be delighted

to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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