



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.

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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	85 94
(81-91) B	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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