



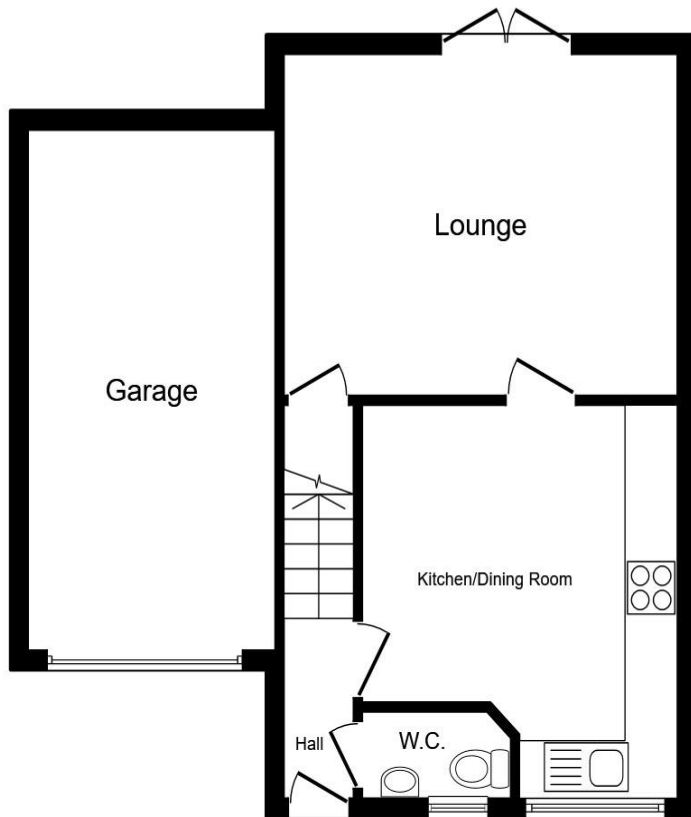
De La Pryme Road, Kingswood, Hull, HU7 3LJ

Welcome to

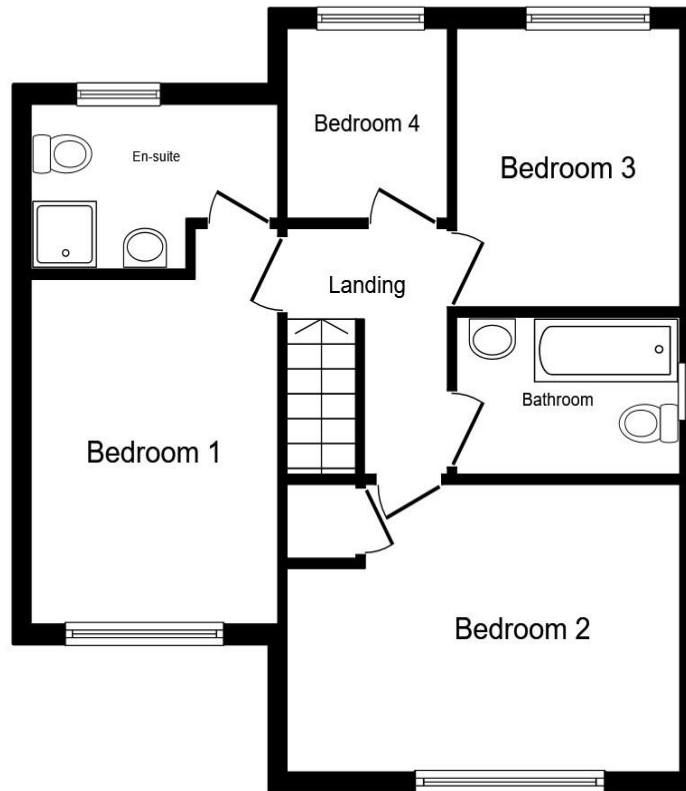
De La Pryme Road, Kingswood, Hull

Immaculate & chain-free home offering striking entrance hall, downstairs WC, generous entertaining garden, & the added benefit of a private driveway and brick-built garage, all set opposite an open green field—perfect for families and dog owners seeking style and space in a prime location.





Ground Floor



First Floor

Total floor area 101.8 m² (1,095 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



Entrance Hall

8' 2" max x 3' 2" max (2.49m max x 0.97m max)

Cloakroom

4' 3" max x 2' 8" max (1.30m max x 0.81m max)

Lounge

12' 8" max x 11' 4" max (3.86m max x 3.45m max)

Kitchen / Dining Area

12' 8" max x 11' 4" max (3.86m max x 3.45m max)

Landing

8' 3" max x 5' 6" max (2.51m max x 1.68m max)

Bedroom 1

14' 4" max x 9' 2" max (4.37m max x 2.79m max)

En Suite

8' 9" max x 5' 2" max (2.67m max x 1.57m max)

Bedroom 2

13' 1" max x 8' 9" max (3.99m max x 2.67m max)

Bedroom 3

9' 4" max x 8' max (2.84m max x 2.44m max)

Bedroom 4

6' 1" max x 5' 7" max (1.85m max x 1.70m max)

Bathroom

8' max x 5' max (2.44m max x 1.52m max)

Agent's Note:

Please note there is a £15 p/m maintenance charge. Contact the branch for more information.

Agent's 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.

Welcome to

De La Pryme Road, Kingswood, Hull

- GARAGE
- FOUR BEDROOMS (ensuite in master)
- FIELD VIEW FROM THE KITCHEN
- FAMILY SIZED GARDEN
- OFF-STREET PARKING

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

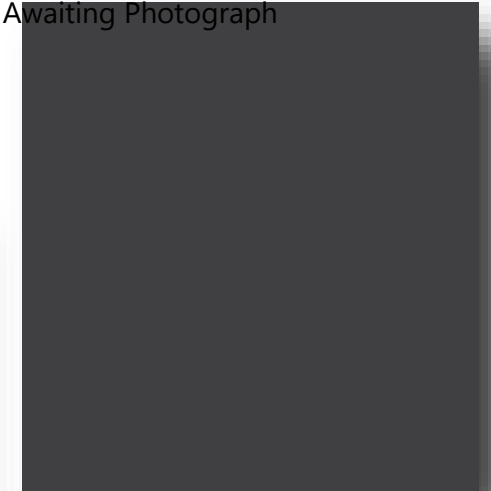
offers over
£210,000

Directions to this property:

See map below for directions. For more information contact the branch on 01482 327913.



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123557



Property Ref:
HDR123557 - 0004

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.



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