



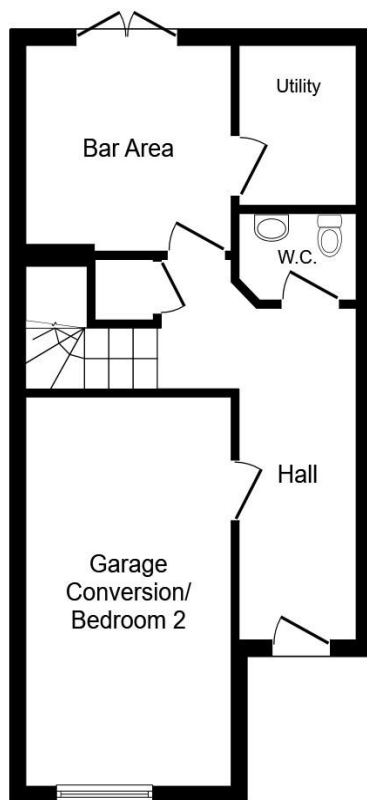
Salix Court, HULL, HU7 4WJ

Welcome to

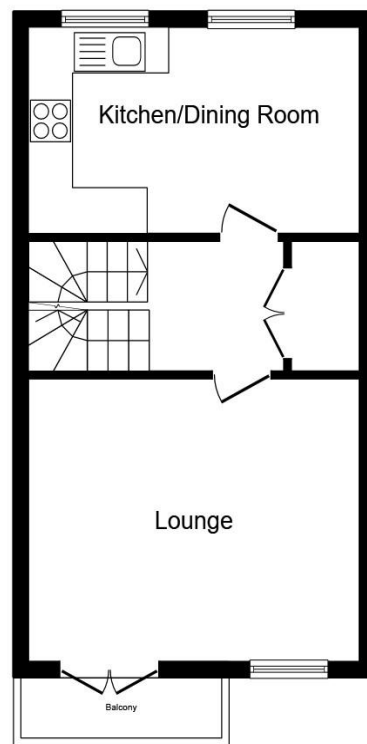
Salix Court, HULL

Hidden Gem! Salix Court, Hull. Immaculately maintained throughout, this fantastic home is ready for its next owners to move straight into without lifting a finger. Offering spacious and versatile accommodation across its well-designed layout, every room has been finished to an exceptional standard.

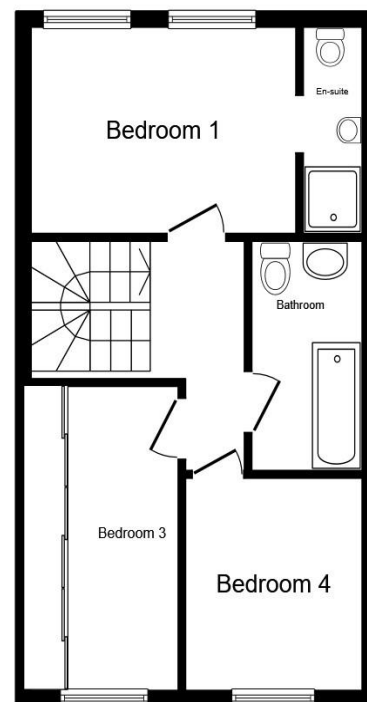




Ground Floor



First Floor



Second Floor

Total floor area 116.7 m² (1,256 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

Bar Area

9' 6" max x 8' 10" max (2.90m max x 2.69m max)

Garage Conversion/Bedroom 2

16' 5" max x 9' 3" max (5.00m max x 2.82m max)

Utility Room

6' 11" max x 5' 3" max (2.11m max x 1.60m max)

WC

5' 1" max x 4' 3" max (1.55m max x 1.30m max)

Landing

Lounge

15' 11" max x 12' 2" max (4.85m max x 3.71m max)

Kitchen-Diner

15' 11" max x 8' 10" max (4.85m max x 2.69m max)

Landing

Bedroom 1

11' 10" max x 9' 2" max (3.61m max x 2.79m max)

En Suite Shower Room

9' 2" max x 4' 11" max (2.79m max x 1.50m max)

Bedroom 3

13' 1" max x 6' 7" max (3.99m max x 2.01m max)

Bedroom 4

9' 2" m x 8' 2" max (2.79m m x 2.49m max)

Bathroom

9' 10" max x 4' 11" max (3.00m max x 1.50m max)

Welcome to

Salix Court, HULL

- 4 bedrooms
- Off street parking
- Balcony
- Early viewings advised!
-

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

Directions to this property:

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

£220,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR124166



Property Ref:
HDR124166 - 0003

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.

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