



Follifoot Drive, Hull, HU4 6JQ

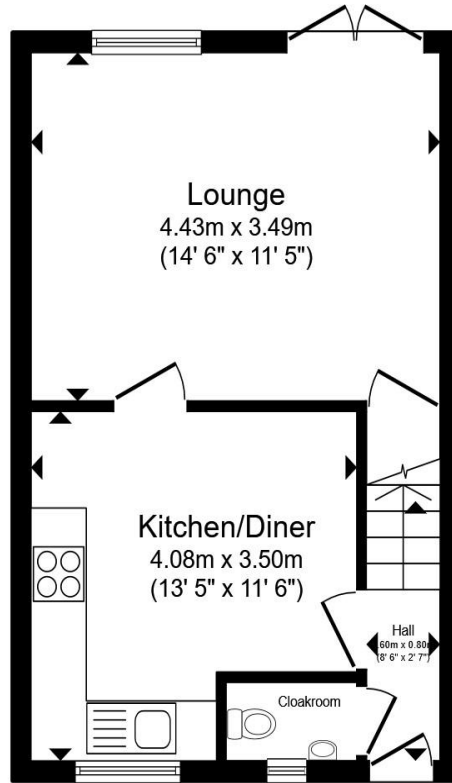
Welcome to

Follifoot Drive, Hull

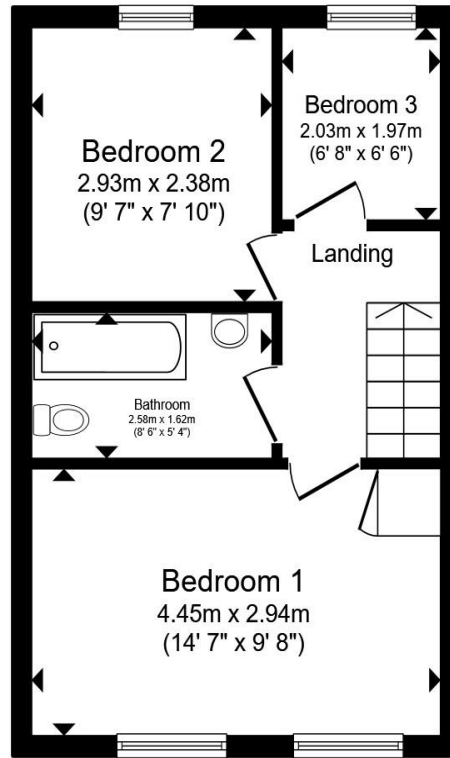
GUIDE PRICE £150,000 - £160,000

Lovely Home For Sale In West Hull with - Entrance Hall, Lounge, Kitchen/Diner, Ground Floor Cloakroom, 3 Bedrooms, Family Bathroom, Gardens, Off Street Parking To Front & Rear PLUS Solar Panels! Call and arrange your viewing today!





Ground Floor



First Floor

Total floor area 62.8 m² (676 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

With double glazed door to the front and stairs to the First Floor.

Cloakroom

With double glazed window to the front, low level wc, wash hand basin and central heating boiler

Lounge

With double glazed window to the rear, understairs cupboard, radiator and double glazed french style doors leading to the Rear Garden.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, space for a fridge freezer, space for a washing machine, space for a slimline dishwasher, radiator and double glazed window to the front.

First Floor

Bedroom 1

With 2 double glazed windows to the front, radiator and storage cupboard housing stop cock for outside tap.

Bedroom 2

With double glazed window to the rear and radiator.

Bedroom 3

With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath with shower over, glazed shower screen, extractor fan, radiator, low level wc and wash hand basin.

Outside

Front Garden

With wrought iron fencing and gate, paved path and gravelled driveway providing off street parking.

Rear Garden

With lawned area, paved path, wall, fencing, patio area, outside tap, shed and rear access gate.

Gated Parking

To the rear of the garden there is a further parking area, accessed via locked gates creating additional secure parking.

Agents 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

Follifoot Drive, Hull

- GUIDE PRICE £150,000 - £160,000
- Well Presented 3 Bedroom Home In West Hull
- Spacious Lounge & Kitchen/Diner
- Ground Floor Cloakroom & First Floor Bathroom
- Off Street Parking To Front & Additional Secure Parking To Rear

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£150,000 - £160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111911



Property Ref:
WBY111911 - 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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