

**Larkin Lane, Kingswood, Hull, HU7 3NA**

william h brown

***Welcome to***

## Larkin Lane, Kingswood, Hull

Impressive chain-free four bed detached family home offering spacious and modern accommodation throughout. Featuring a generous living room with garden access, stylish kitchen diner, utility room, WC, en-suite to the master, family bathroom, wrap-around garden with pergola, and garage/home office.

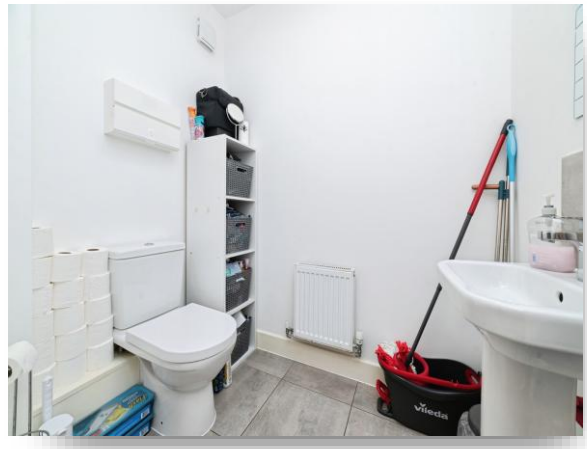


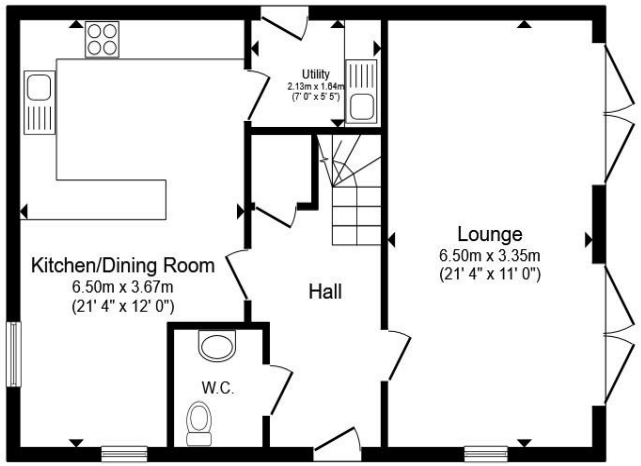




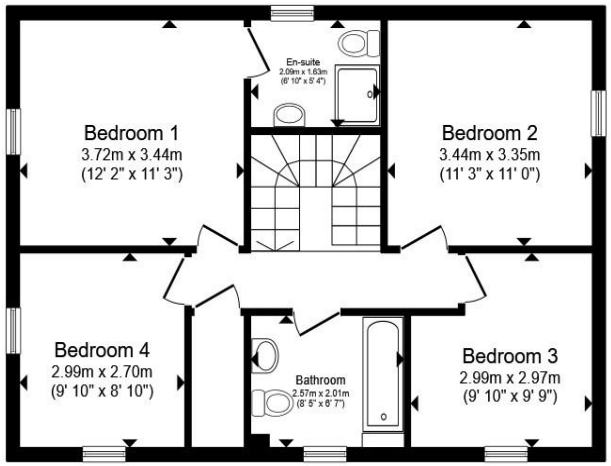




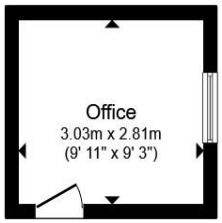





Ground Floor




First Floor




Outbuilding

Total floor area 121.5 m² (1,308 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

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**Entrance Hall**

**Living Room**

**Kitchen-Diner**

**Utility Room**

**Cloakroom**

**Landing**

**Bedroom 1**

**Ensuite**

**Bedroom 2**

**Bedroom 3**

**Bedroom 4**

**Bathroom**

## Agent's Note:

**Please note that there is a service / maintenance charge of £70 every six months.**

## 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*

# Larkin Lane, Kingswood, Hull

- GUIDE PRICE £290,000 - £300,000
- IMPRESSIVE 4 BED DETACHED HOME
- SPACIOUS GARDEN
- IMMACULATE THROUGHOUT
- CHAIN-FREE

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

**Directions to this property:**

Please see below map, or for further information, please contact the residential sales team on 01482 327913.

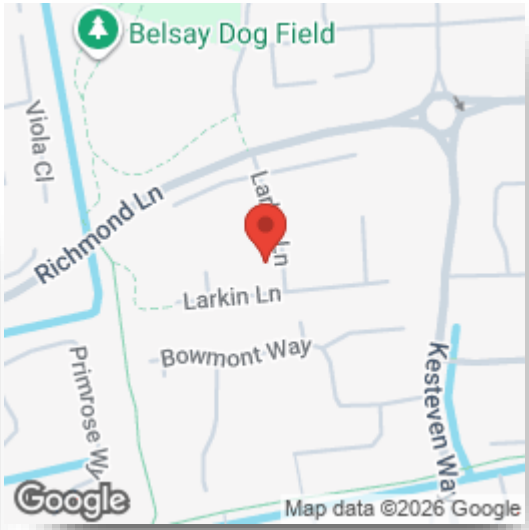
guide price

## £290,000 - £300,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/HDR124483

The Property Ombudsman

Property Ref:
HDR124483 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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