









Welcome to

Welton Grove, Hull

Explore this updated 3 bed semi-detached property with off street parking in a prime location. Perfectly situated for schools, amenities, and bus routes, this home combines modern living with classic charm, making it a delightful and convenient place to call home.













Entrance Hall

Double glazed door to the front, double glazed window to the front and an understairs cupboard.

Lounge/ Diner

24' 7" max x 11' 4" max (7.49m max x 3.45m max) Double glazed bay window to the front, double glazed window to the rear, feature fire surround with electric fire, two radiators, spotlights and coving to the ceiling.

Kitchen

15' 10" max x 7' 9" (4.83m max x 2.36m)

Fitted kitchen with a range of glossy wall and base units, work surfaces, 5 ring gas hob with hood over, stainless steel belfast style sink, integrated oven, integrated dishwasher, integrated bin, integrated wine cooler, plumbing for an automatic washing machine, storage cupboard with boiler, tiled floors, underfloor heating, spotlights, double glazed window to the side and double glazed door to the rear.

Landing

Double glazed window to the side and access to the loft.

Bedroom 1

12' 2" max x 11' 4" max (3.71m max x 3.45m max) Double glazed window to the front, coving to the ceiling and a radiator.

Bedroom 2

 $8' 10" \times 11' 5" \max (2.69m \times 3.48m \max)$ Double glazed window to the rear and a radiator.

Bedroom 3

8' 10" $\max x$ 7' 11" (2.69m $\max x$ 2.41m) Double glazed window to the rear and a radiator.

Bathroom

Bathroom with panelled bath with shower over, vanity W/C, vanity wall wash hand basin, towel style radiator, extractor fan, spotlights, tiled walls, tiled floor and double glazed window to the front.

Rear Garden

Paved patio area, raised decking area with pergola, outdoor sockets, block paved driveway to the side and fence surround.





Welcome to

Welton Grove, Hull

- 3 Bedroom Semi Detached Property
- Off Street Parking
- **Great Outdoor Space**
- **Fantastic Local Amenities**
- Undergone Numerous Upgrades And Updates

Tenure: Freehold EPC Rating: D

£150,000





Directions to this property:

See below map for property location, for further information

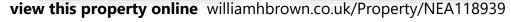
please contact the Residential Sales Team on 01482 447748.







Please note the marker reflects the postcode not the actual property





Property Ref: NEA118939 - 0005 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 quidance 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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