



**Arram Grove, Hull HU6 8SP**

**welcome to**

**Arram Grove, Hull**

Situated in this ideal location, this 3 bedroom Semi detached Property is close to local amenities and benefits from a large front garden and a driveway and garage.





### Entrance Hall

With a storage cupboard under the stairs, a radiator, a double glazed window to the side and a door to the front.

### Open Plan Lounge/ Kitchen

22' 1" max x 11' 4" max ( 6.73m max x 3.45m max )

With a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, an electric cooker, electric oven, cooker hood, space for a fridge freezer, plumbing for a washing machine, a dishwasher, and a rear double glazed window to the kitchen area. The lounge area has 2 radiators and a double glazed bay window to the front.

### W/C

With a W/C, vanity wash hand basin and a double glazed window to the rear.

### Bathroom

With a vanity wash hand basin, a bath with a shower over and a ladder radiator.

### Landing

With access to the loft and a double glazed window to the side.

### Bedroom 1

14' 3" max x 9' 10" max ( 4.34m max x 3.00m max )

With a radiator, cupboard housing boiler and a double glazed window to the front.

### Bedroom 2

11' 6" max x 9' 1" max ( 3.51m max x 2.77m max )

With a radiator and a double glazed window to the rear.

### Bedroom 3

8' 5" max x 8' max ( 2.57m max x 2.44m max )

With a radiator and a double glazed window to the rear.

### Front Garden

With a drive way leading to garage, wooden fence surround, a path, shrubs and a lawned area.

### Rear Garden

With a decked area, a lawn and a wooden fence surround.

### Garage

With access from the front driveway.



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## **Arram Grove, Hull**

- Large front garden
- Open plan lounge/kitchen area
- Three bed family home
- Driveway and garage
- Short drive away from amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: A

### **directions to this property:**

See below map for property location, for more information on the local area please contact your local residential sales team on: 01482 447748

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA119851 - 0002

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