



**Madoline Grove, Estcourt Street, Hull, HU9 2SA**

***Welcome to***

**Madoline Grove, Estcourt Street, Hull**

William H Brown are delighted to market this chain-free two-bedroom end-terrace home on Madoline Grove. In excellent condition, it features two reception rooms, a well looked after kitchen, and stylish bathroom downstairs. Perfect for first time buyers or investors!





### Cloakroom

5' 6" max x 5' 4" max ( 1.68m max x 1.63m max )

### Lounge

10' 6" max x 9' 9" max ( 3.20m max x 2.97m max )

### Dining Room

11' 8" max x 10' 8" max ( 3.56m max x 3.25m max )

### Kitchen

8' 7" max x 7' 8" max ( 2.62m max x 2.34m max )

### Landing

### Bedroom 1

12' 1" max x 10' max ( 3.68m max x 3.05m max )

### Bedroom 2

11' 9" max x 10' 8" max ( 3.58m max x 3.25m max )

### Bathroom

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.focalagent.com](http://www.focalagent.com)

## Welcome to

### Madoline Grove, Estcourt Street Hull

- 2 BED END TERRACE HOME
- MOVE IN CONDITION
- GREAT LOCATION, CLOSE TO LOCAL AMENITIES, SCHOOLS, AND TRANSPORT
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- CHAIN FREE

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers over

**£75,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR122817](http://williamhbrown.co.uk/Property/HDR122817)



Property Ref:  
HDR122817 - 0005

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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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