



Helmsley Grove, Hull HU5 5EL

Welcome to

Helmsley Grove, Hull

GUIDE PRICE £160,000 - £170,000

Lovely Home on Helmsley Grove with - Entrance Hall, Lounge, Dining Room, Kitchen/ Diner, 3 Bedrooms, Shower Room, Gardens & Off Street Parking & Garage! - Call us today and book your viewing!



Entrance Hall

With double glazed door to the front, double glazed window to the front, built in meter cupboard, coving to the ceiling, radiator and stairs to the First Floor.

Lounge

11' 9" into bay x 11' 9" max (3.58m into bay x 3.58m max)
With double glazed bay window to the front, radiator and open plan to the Dining Room.

Dining Room

11' 9" max x 14' 7" (3.58m max x 4.45m)
With double glazed window to the rear, radiator and television point.

Kitchen/ Diner

24' 3" into access x 8' 6" (7.39m into access x 2.59m)
Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, electric oven, electric hob, cooker-hood, space for a fridge freezer, space for a tumble dryer, plumbing for an automatic washing machine, storage cupboard, spot light points, radiator, double glazed windows to the side and rear and double glazed door to the side.

First Floor

Bedroom 1

9' 1" to rear of wardrobes x 14' 1" into bay (2.77m to rear of wardrobes x 4.29m into bay)
With double glazed bay window to the front, radiator and fitted wardrobes.

Bedroom 2

9' 1" to rear of wardrobes x 12' 5" (2.77m to rear of wardrobes x 3.78m)
With double glazed window to the rear, radiator, coving to the ceiling and fitted wardrobes.

Bedroom 3

8' 4" x 8' 4" (2.54m x 2.54m)
With double glazed window to the front and coving to the ceiling.

Shower Room

Shower Room with shower cubicle with main shower, low level wc, vanity wash hand basin, spot light points, chrome effect towel style radiator and 2 double glazed windows.

Outside

Front Garden

With fencing, electrical charging point and driveway providing off street parking.

Rear Garden

With gate, resin patio area, lawned area and timber fencing.

Garage

17' 6" x 9' (5.33m x 2.74m)
With wooden door.



view this property online williamhbrown.co.uk/Property/WBY109962



Welcome to

Helmsley Grove, Hull

- GUIDE PRICE £160,000 - £170,000
- 3 Bedroom Home On Helmsley Grove
- Kitchen/ Diner
- Modern & Stylish Shower Room
- Solar Panels & Off Street Parking & Garage

Tenure: Freehold EPC Rating: C

guide price

£160,000 - £170,000



view this property online williamhbrown.co.uk/Property/WBY109962

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property



Property Ref:
WBY109962 - 0003

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.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williamhbrown.co.uk