



**Helmsley Grove, Hull HU5 5EL**

**welcome to**

**Helmsley Grove, Hull**

GUIDE PRICE £150,000 - £160,000

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.



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welcome to

## Helmsley Grove, Hull

- GUIDE PRICE £150,000 - £160,000
- 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

**£150,000**



### 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

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Property Ref:  
WBY109962 - 0004

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