



Ampleforth Grove, Hull HU5 5EZ

Welcome to

Ampleforth Grove, Hull

GUIDE PRICE £160,000 - £170,000

Beautiful Home In HU5 with - Entrance Hall, Lounge, Kitchen/Diner, 3 Bedrooms & Loft Space, Family Bathroom, Gardens & Off Street Parking



Entrance Hall

With double glazed door to the front, double glazed window to the front, radiator and stairs to the First Floor.

Lounge

11' 8" max x 11' 7" into bay (3.56m max x 3.53m into bay)
With double glazed bay window to the front, radiator, electric fire and double doors to the Kitchen.

Kitchen/ Diner

18' 7" into recess x 14' 9" max (5.66m into recess x 4.50m max)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, feature radiator, breakfast bar, spot light points, double glazed window to the rear and double glazed french style doors to the rear.

First Floor

Landing

With radiator, storage cupboard and fixed staircase to the Loft Space.

Bedroom 1

14' 3" into bay x 10' to rear of wardrobes (4.34m into bay x 3.05m to rear of wardrobes)
With double glazed bay window to the front, radiator and fitted wardrobes.

Bedroom 2

12' 3" x 9' 9" to rear of wardrobes (3.73m x 2.97m to rear of wardrobes)
With double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 3

8' 3" x 7' 8" (2.51m x 2.34m)
With double glazed window to the front, radiator and cupboard housing central heating boiler.

Bathroom

Bathroom with bath with shower over, low level wc, wash hand basin, extractor fan, towel style radiator and 2 double glazed windows to the rear.

Second Floor

Loft Space

12' 1" x 12' 6" (3.68m x 3.81m)
With double glazed skylight window to the rear, radiator, spot light points, eaves storage and sloping ceilings.

Outside

Front Garden

With path, fenced surround and gravelled area providing off street parking.

Rear Garden

With lawned area, decked entertainment area, shrubs, gravelled area, seating area, side access gate, fenced surround, summerhouse, outside toilet and 2 sheds.

Outside Toilet

With electrics and light, low level wc and wash hand basin.



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Welcome to

Ampleforth Grove, Hull

- GUIDE PRICE £160,000 - £170,000
- 3 Bedrooms PLUS Loft Space
- Kitchen/ Diner
- Outside Entertaining Area & Outside Toilet
- Off Street Parking

Tenure: Freehold EPC Rating: C

guide price

£160,000 - £170,000

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:
WBY108779 - 0004

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