



**Belgrave Drive, HULL HU4 6DP**

**Welcome to**

**Belgrave Drive, HULL**

GUIDE PRICE £230,000 - £240,000

Stunningly Presented Home on Belgrave Drive with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen/Diner, 3 Bedrooms & Loft Space, Family Bathroom, Gardens, Off Street Parking & Garage! Book your viewing today!



## Entrance Hall

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

## Lounge

14' 10" into bay x 11' max ( 4.52m into bay x 3.35m max )  
With double glazed bay window to the front, electric fire with wooden surround, television point, radiator and coving to the ceiling.

## Dining Room

11' 9" x 16' 7" ( 3.58m x 5.05m )  
With double glazed window to the side, electric fire, understairs cupboard, radiator and coving to the ceiling.

## Kitchen/Diner

12' 1" x 16' 6" ( 3.68m x 5.03m )  
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, 5 burner gas hob, electric oven, cooker-hood, integrated fridge freezer, plumbing for an automatic washing machine, plumbing for a dishwasher, cupboard housing central heating boiler, radiator, double glazed window to the rear and double glazed french style doors leading to the Rear Garden.

## First Floor

### Landing

With double glazed window to the side.

### Bedroom 1

15' into bay x 8' 7" max ( 4.57m into bay x 2.62m max )  
With double glazed bay window to the front, radiator and fitted wardrobes.

### Bedroom 2

11' 8" x 7' 7" to front of wardrobes ( 3.56m x 2.31m to front of wardrobes )  
With double glazed window to the rear, radiator, television point and fitted wardrobes.

### Bedroom 3

6' 9" x 9' 8" plus bow window ( 2.06m x 2.95m plus bow window )  
With double glazed bow window to the front, television point, radiator and coving to the ceiling.

### Bathroom

Bathroom with shower cubicle and corner bath, low level wc, vanity wash hand basin, chrome effect towel style radiator and double glazed window to the rear.

### Loft Space

8' 2" x 12' 1" ( 2.49m x 3.68m )  
With skylight window and eaves storage.

## Outside

### Front Garden

With block paved driveway providing off street parking.

### Rear Garden

With paved patio area, lawned area, rear access gate, fenced surround, side access gate and pond.

### Garage

18' 5" x 15' 2" ( 5.61m x 4.62m )  
With power, 2 double glazed windows to the rear and electronic roller door.



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## Welcome to

### Belgrave Drive, HULL

- GUIDE PRICE £230,000 - £240,000
- Beautifully Presented Throughout!
- 3 Bedrooms & Loft Space
- Stunning Rear Garden
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D

guide price

**£230,000 - £240,000**

### 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:  
WBY110335 - 0003

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