







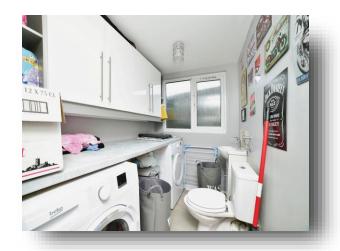


# Welcome to

# **Hilary Grove, Hull**

Spacious Home For Sale In West Hull with - Entrance Hall, Lounge/Diner, Fitted Kitchen, Utility Room/Cloakroom, Bar Area, 2 Bedrooms, Family Bathroom & Gardens. Call today and book your viewing!













#### **Entrance Hall**

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

### **Lounge/ Diner**

11' 4"  $max \times 20'$  2" narrowing to 8' 9" (  $3.45m \ max \times 6.15m$  narrowing to 2.67m )

With double glazed windows to the front, side and rear, 2 radiators, television point and feature log burner.

#### Kitchen

9' 1" x 8' 7" ( 2.77m x 2.62m )

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, gas hob, electric oven, cooker-hood, plinth heater and double glazed window to the rear.

### **Utility Room/ Cloakroom**

7' 1" x 5' 2" ( 2.16m x 1.57m )

With wall units, work surfaces, plumbing for an automatic washing machine, space for a tumble dryer, low level wc, wash hand basin and double glazed window to the rear.

#### **Bar Area**

5' 6" x 4' 8" ( 1.68m x 1.42m )

With bar, radiator, double glazed window to the side and double glazed door to the side.

#### **First Floor**

### Landing

With storage cupboard and loft access.

#### Bedroom 1

9' 3" x 13' ( 2.82m x 3.96m )

With 2 double glazed windows to the front, radiator, television point, coving to the ceiling and storage cupboard housing boiler and double glazed window.

#### **Bedroom 2**

12' 2" into access x 11' 4" ( 3.71m into access x 3.45m ) With double glazed windows to the side and rear, radiator and coving to the ceiling.

#### **Bathroom**

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

#### Outside

#### **Front Garden**

With lawned area, wooden gate and fenced surround.

#### Rear Garden

With paved patio area, fenced surround, shed and bar area.





### Welcome to

# **Hilary Grove, Hull**

- 2 Bedroom Home In West Hull
- Utility Room/Cloakroom & Family Bathroom
- Ideal For First Time Buyers
- Spacious Lounge/Diner & Bar Area
- Extremely Popular Residential Location

Tenure: Freehold EPC Rating: E

£130,000



## view this property online williamhbrown.co.uk/Property/WBY110242



Property Ref: WBY110242 - 0002 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.

### 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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