



**Hilary Grove, Hull HU4 7DS**



**Welcome to**

## **Hilary Grove, Hull**

GUIDE PRICE £120,000 - £130,000

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 x 20' 2" narrowing to 8' 9" ( 3.45m max x 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.



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## Welcome to

## Hilary Grove, Hull

- GUIDE PRICE £120,000 - £130,000
- 2 Bedroom Home In West Hull
- Utility Room/Cloakroom & Family Bathroom
- Ideal For First Time Buyers
- Spacious Lounge/Diner & Bar Area

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

guide price

**£120,000 - £130,000**



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Property Ref:  
WBY110242 - 0003

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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.

## 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



**william h brown**



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