

Garton Grove, Hull HU5 5EG

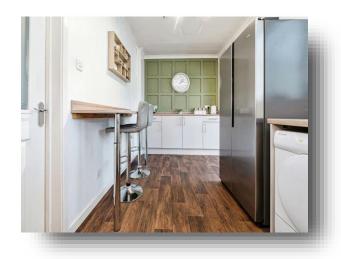


Welcome to

Garton Grove, Hull

GUIDE PRICE £180,000 - £190,000

Stunningly Presented Throughout with - Entrance Porch, Lounge, Fitted Kitchen, Conservatory, Ground Floor Bathroom, 3 Bedrooms (Master With Dressing Room & En Suite), Loft Space, Gardens, Off Street Parking & Garage! Book your viewing today!













Entrance Porch

With double glazed door to the front and double windows to the front.

Lounge

16' 5" into bay x 17' 9" narrowing to 11' 8" (5.00m into bay x 5.41m narrowing to 3.56m) With double glazed bay window to the front, double glazed door to the front, feature log burner, television point, built in cupboard, radiator and coving to the ceiling.

Bathroom

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

Kitchen

8' 4" x 18' 1" (2.54m x 5.51m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, breakfast bar, plumbing for an automatic washing machine, radiator, double glazed window to the rear and double glazed french style doors leading to the Conservatory.

Conservatory

7' 3" x 13' 8" ($2.21m \times 4.17m$) With double glazed windows to the side and rear and double glazed french style doors leading to the Rear Garden.

First Floor

Landing With double glazed window to the side.

Bedroom 1

 8^{\prime} 2" to front of wardrobes x 9' 3" (2.49m to front of wardrobes x 2.82m) With 2 double glazed windows to the front, radiator and fitted wardrobes.

Dressing Room

En Suite

En Suite with shower cubicle, low level wc, wash hand basin, cupboard housing boiler and double glazed window to the front.

Bedroom 2

11' 9" x 10' 2" ($3.58m \times 3.10m$) With 2 double glazed windows to the rear and radiator.

Bedroom 3

7' 7" x 8' 6" ($2.31m \times 2.59m$) With double glazed window to the rear and radiator.

Loft Space

12' 5" x 10' 4" (3.78m x 3.15m) With eaves storage and skylight window.

Outside

Front Garden

With lawned area, gravelled borders, timber fencing and private driveway providing off street parking.

Rear Garden

With paved patio area, gravelled area, decking area and timber fencing.

Garage

9' 1" x 16' 1" (2.77m x 4.90m) With power, side access door and up and over door.

Outside Bar

15' 1" x 11' 2" ($4.60m\ x$ 3.40m) With power and double glazed patio style doors to the front.





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Garton Grove, Hull

- GUIDE PRICE £180,000 £190,000
- Stunning Home On Garton Grove
- 3 Bedrooms (Master With Dressing Room & En Suite)
- Conservatory & Loft Space
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: Awaited

guide price **£180,000 - £190,000**

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.



view this property online williamhbrown.co.uk/Property/WBY110533



Property Ref: prope WBY110533 - 0003 of the

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.

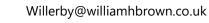
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william h brown



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Coogle



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN

Ainthorpe Primary School

Nunburnholme Par

Please note the marker reflects the

postcode not the actual property

Map data ©2024

Woodlands Rd



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