



Hayton Grove, Hull HU4 6JU

Welcome to

Hayton Grove, Hull

Detached Home For Sale On Hayton Grove with - Entrance Hall, Lounge/Diner, Kitchen/Diner, 3 Bedrooms (Master With En Suite), Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Garage! Book your viewing today!



Entrance Hall

With double glazed door to the front.

Cloakroom

With low level wc, wash hand basin, radiator and double glazed window to the side.

Lounge

11' x 15' 8" (3.35m x 4.78m)

With double glazed window to the front, radiator and electric fire with wooden surround.

Kitchen

Irregular Shaped Room x (x)

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

Rear Lobby

With stairs to the First Floor.

First Floor

Landing

With double glazed windows to the side and rear, radiator, storage cupboard and loft access.

Bedroom 1

13' 4" into access x 10' 9" (4.06m into access x 3.28m)

With double glazed window to the front and radiator.

En Suite

En Suite with shower cubicle, low level wc, wash hand basin and extractor fan.

Bedroom 2

13' 5" x 9' (4.09m x 2.74m)

With double glazed window to the front and radiator.

Bedroom 3

7' 5" x 10' 9" (2.26m x 3.28m)

With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath, low level wc, wash hand basin, radiator and double glazed window to the rear.

Outside

Front Garden

With lawned area and private driveway providing off street parking.

Rear Garden

With paved patio area, lawned area, trees and fenced surround.

Garage

Garage with up and over door.



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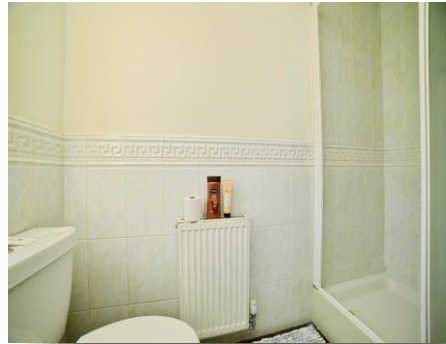
- Detached Home For Sale On Hayton Grove
- 3 Bedrooms (Master With En Suite)
- Family Bathroom & Ground Floor Cloakroom
- Off Street Parking & Garage
- Well Presented Throughout!

Tenure: Freehold EPC Rating: D
Council Tax Band: C

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.

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY110891



Property Ref:
WBY110891 - 0005

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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