



Coxwold Grove, Hull HU4 6HH

Welcome to

Coxwold Grove, Hull

Stunning Home On Coxwold Grove with - Entrance Hall, Lounge, Kitchen/Diner, Conservatory, 3 Bedrooms (Master With En Suite), Family Shower Room & Ground Floor Cloakroom, Gardens & Off Street Parking! Book your viewing now - Don't Delay!



Entrance Hall

With double glazed door to the front.

Cloakroom

With low level wc, wash hand basin and radiator.

Lounge/Diner

10' 8" x 15' 3" (3.25m x 4.65m)

With double glazed window to the front, 2 radiators and picture window.

Kitchen/Diner

12' 5" narrowing to 8' 3" x 27' 2" (3.78m narrowing to 2.51m x 8.28m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, integrated washing machine, integrated dishwasher, integrated microwave, space for a fridge freezer, radiator and double glazed window to the front.

Conservatory

12' 9" x 14' 8" (3.89m x 4.47m)

With double glazed window to the side and rear, feature log burner and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With double glazed windows to the side and rear, central heating boiler, radiator and loft access.

Bedroom 1

16' 1" into access x 8' 2" to front of wardrobes (4.90m into access x 2.49m to front of wardrobes)

With double glazed window to the front and radiator.

En Suite

En Suite with shower cubicle, vanity wash hand basin, radiator, low level wc, extractor fan and double glazed window to the side.

Bedroom 2

12' 9" x 8' 7" (3.89m x 2.62m)

With double glazed window to the front and radiator.

Bedroom 3

7' 5" x 11' (2.26m x 3.35m)

With double glazed window to the rear and radiator.

Shower Room

Shower Room with shower cubicle, vanity wash hand basin, low level wc, spot light points, radiator and double glazed window to the rear.

Outside

Front Garden

With lawned area, trees, shrubs, wrought iron fence, side access gate and private driveway providing off street parking.

Rear Garden

With block paved patio area, borders housing plants/shrubs, shed, fenced surround and side storage area.



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Welcome to

Coxwold Grove, Hull

- Beautifully Presented Throughout!
- 3 Bedrooms (Master With En Suite)
- Family Shower Room & Ground Floor Cloakroom
- Open Plan Kitchen/Diner PLUS Conservatory & Off Street Parking
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Tenure: Freehold EPC Rating: C

Council Tax Band: C

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110997 - 0003

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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