



West Grove, HULL HU4 6RQ

Welcome to

West Grove, HULL

GUIDE PRICE £220,000 - £230,000

Lovely Home On West Grove with - Entrance Porch, Entrance Hall, Lounge, Fitted Kitchen, Conservatory, 3 Bedrooms (Master With En Suite), Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Garage! Book your viewing today!



Entrance Porch

With double glazed door to the front.

Entrance Hall

With door to the front.

Cloakroom

With low level wc, wash hand basin and radiator.

Lounge

14' 4" x 11' 6" (4.37m x 3.51m)

With double glazed window to the front, radiator, television point and double glazed french style doors leading to the Conservatory.

Kitchen

9' 9" x 14' (2.97m x 4.27m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, central island, gas hob, electric oven, cooker-hood, space for a fridge freezer, plumbing for an automatic washing machine, plumbing for a dishwasher, spot light points, radiator, double glazed window to the front and double glazed french style doors leading to the Garden.

Conservatory

11' 2" x 10' 1" (3.40m x 3.07m)

With double glazed windows to the front, side and rear, radiator and double glazed door to the side.

First Floor

Landing

With double glazed window to the rear, radiator and loft access.

Bedroom 1

11' 3" x 10' 1" (3.43m x 3.07m)

With double glazed window to the side, radiator and 2 built in wardrobes.

En Suite

En Suite with shower cubicle, low level wc, wash hand basin, chrome effect towel style radiator and double glazed window to the side.

Bedroom 2

11' 5" x 11' 1" (3.48m x 3.38m)

With double glazed windows to the front and side, radiator and built in wardrobe.

Bedroom 3

7' 7" x 6' 3" (2.31m x 1.91m)

With double glazed window to the side, radiator and built in wardrobe.

Bathroom

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

Outside

Front Garden

With lawned area and hedging and private side driveway providing off street parking.

Rear Garden

With lawned area, wall, side access gate and fencing.

Garage

Garage with power and up and over door.



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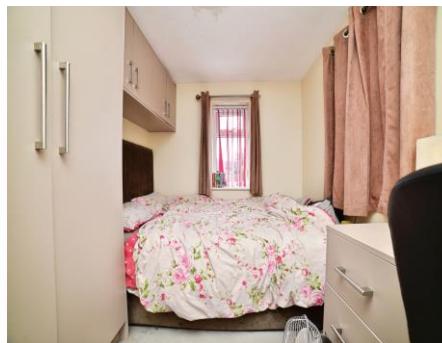
- GUIDE PRICE £220,000 - £230,000
- Lovely, Detached Home On West Grove
- 3 Bedrooms (Master With En Suite)
- Family Bathroom & Ground Floor Cloakroom
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

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view this property online williamhbrown.co.uk/Property/WBY110962

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



Property Ref:
WBY110962 - 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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