



**River Grove, HULL HU4 6ND**

**Welcome to**

**River Grove, HULL**

GUIDE PRICE £150,000 - £160,000

Beautiful Home For Sale In West Hull with - Entrance Hall, Lounge, Sitting Room, Dining Room, Utility Area, Fitted Kitchen, Ground Floor Shower Room, 3 Bedrooms, Family Bathroom, Gardens, Off Street Parking & Double Tandem Garage! Well worth viewing! Call now!



## **Entrance Hall**

With double glazed door to the front, radiator and stairs to the First Floor.

## **Shower Room**

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

## **Lounge**

With double glazed window to the front and radiator.

## **Sitting Room**

With double glazed windows to the front and side and radiator.

## **Dining Room**

## **Utility Area**

With space for a tumble dryer.

## **Kitchen**

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a range style cooker, cooker-hood, space for a fridge freezer, plumbing for an automatic washing machine, double glazed window to the side and double glazed french style doors leading to the Rear Garden.

## **First Floor**

### **Landing**

With loft access and storage cupboard.

### **Bedroom 1**

With double glazed window to the front and radiator.

### **Bedroom 2**

With double glazed window to the rear and radiator.

### **Bedroom 3**

With double glazed window to the front and radiator.

### **Bathroom**

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

## **Outside**

### **Front Garden**

With wall with wrought iron fixings, wrought iron fencing, side access gate, gravelled area and side driveway providing off street parking.

### **Rear Garden**

With lawned area, gravelled area, raised borders and fencing.

### **Garage**

Double tandem garage.



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## Welcome to

### River Grove, HULL

- GUIDE PRICE £150,000 - £160,000
- Beautiful 3 Bedroom Semi-Detached Home In West Hull
- Lounge, Sitting Room & Dining Room
- Ground Floor Shower Room & First Floor Family Bathroom
- Off Street Parking & Double Tandem Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

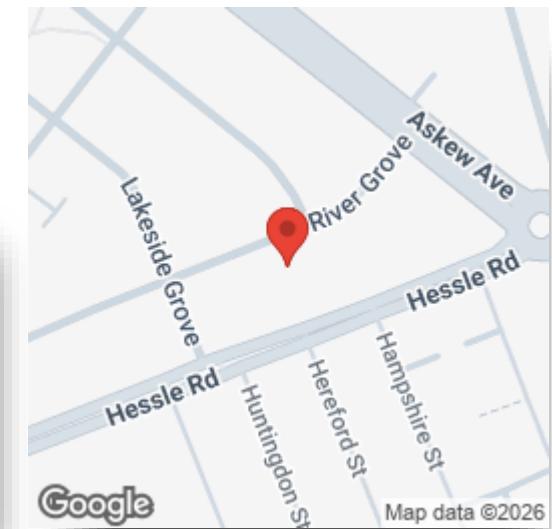
**£150,000 - £160,000**



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### 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:  
WBY111422 - 0004

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.

 william h brown



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