



**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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## **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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBY111422 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### **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.



**william h brown**



**01482 653111**



[Willerby@williamhbrown.co.uk](mailto:Willerby@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**