



FARROW
ESTATE AGENTS



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198 St. Georges Road, Hull, HU3 3QE

Asking price £115,000



Ground Floor
Approx. 52.4 sq. metres (563.3 sq. feet)

First Floor
Approx. 53.1 sq. metres (571.5 sq. feet)

Ground Floor Details:

- Living Room:** 4.22m x 3.45m (13'10" x 11'4")
- Sitting Room:** 3.61m x 2.97m (12'6" x 9'9")
- Dining Room:** 3.55m x 3.35m (11'9" x 7'8")
- Kitchen:** 4.15m x 3.01m (14'2" x 7'9")
- Porch:** Rear Porch
- Stairs:** Up

First Floor Details:

- Bedroom 1:** 3.20m x 4.40m (11'8" x 14'7")
- Bedroom 2:** 3.80m x 2.86m (12'5" x 9'4")
- Bedroom 3:** 3.87m x 2.35m (12'8" x 7'8")
- Bathroom:** 2.02m x 1.15m (6'7" x 3'9")
- Landing:** Central Landing
- Porch:** Front Porch

Total area: approx. 105.5 sq. metres (1135.3 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, selling, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.

Plan produced using PlanGig.

A map of the Gipsyville area in Melbourne. The map shows several roads including Anlaby Rd, Boothferry Rd, and A63. Key locations marked include MKM Stadium (with a green 'M' icon), Pickering Park (with a green tree icon), and Dairycoates. A red location pin is placed in the center of the map, near the intersection of Anlaby Rd and Boothferry Rd. The map also shows the coastline and the city center to the east. The Google logo is in the bottom left corner, and 'Map data ©2026 Google' is in the bottom right corner.

26 Abbeygate, Grimsby, DN31 1JY
Tel: 01472 355864 Email: les@farrowestateagent.co.uk farrowestateagent.co.uk

- Stunning Three Bedroom Family Home
- Offered For Sale With In Onward Chain
- Recently Renovated To A High Standard
- Low Maintenance Front & Private Rear Gardens
- Smart Electric Converter Panel Heaters
- Walking Distance To Hull Royal Infirmary
- Three Stunning Reception Rooms
- Close To St Stephens Shopping Centre
- Ideal For First Time Buyers / Investors
- Council Tax Band A

Please contact our Farrow Estate Agents Office on 01472 355864 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		77 39	
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive 2002/91/EC

