



**Bothwell Grove, Hull, HU9 5JY**

## Welcome to

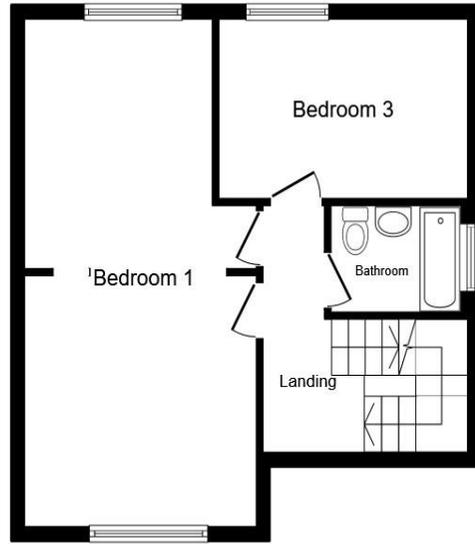
## Bothwell Grove, Hull

Take a look at this beautiful, spacious three-bedroom semi-detached home, beautifully modern throughout and offering impressive proportions, including a large driveway with parking for multiple cars. This standout property combines contemporary presentation with generous living space.

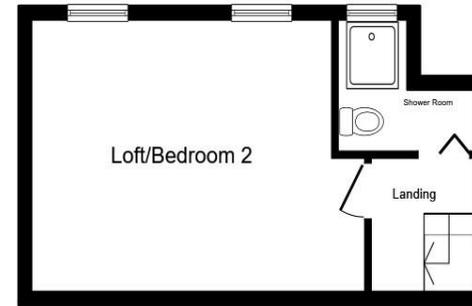




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 117.4 m<sup>2</sup> (1,263 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Hall**

8' 11" max x 2' 11" max ( 2.72m max x 0.89m max )

**Cloakroom**

8' max x 2' 10" max ( 2.44m max x 0.86m max )

**Kitchen / Living Area**

33' max narrowing to 8' max x 23' max ( 10.06m max narrowing to 2.44m max x 7.01m )

**Wc**

5' max x 4' max ( 1.52m max x 1.22m max )

**Landing**

12' max x 2' 11" max ( 3.66m max x 0.89m max )

**Bedroom 1**

23' max x 11' max ( 7.01m max x 3.35m max )

**Bedroom 3**

12' 10" max x 8' max ( 3.91m max x 2.44m max )

**Bathroom**

7' 11" max x 5' max ( 2.41m max x 1.52m max )

**Landing**

4' 10" max x 2' max ( 1.47m max x 0.61m max )

**Loft Room / Bedroom 2**

14' 11" max x 13' max ( 4.55m max x 3.96m max )

**Shower Room**

7' max x 7' max ( 2.13m max x 2.13m max )

## Welcome to

## Bothwell Grove, Hull

- GUIDE PRICE £155,000 - £165,000
- VIEWINGS ADVISED
- FOUR BED POTENTIAL
- MODERN THROUGHOUT
- AMPLE AMOUNT OF SPACE

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

**£155,000 - £165,000**

## Directions to this property:

See map below for directions. For more information contact the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR123640](https://www.williamhbrown.co.uk/Property/HDR123640)



Property Ref:  
HDR123640 - 0003

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