



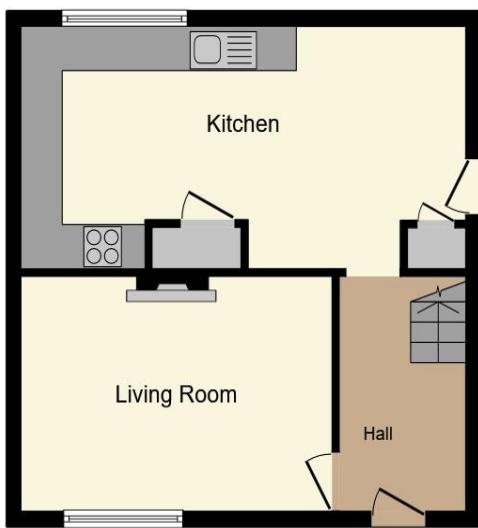
**Tamar Grove, Hull, HU8 9SJ**

## Welcome to

### Tamar Grove, Hull

Don't miss out on this ideal family 3-bed home on Tamar Grove with loft space and off-road parking. Featuring a spacious lounge, modern kitchen-diner, private garden, and flexible loft room ideal for work or guests. Close to schools, shops, and transport links.

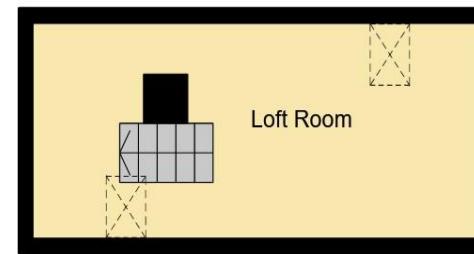




**Ground Floor**



**First Floor**



**Second Floor**

**Lounge**

14' 6" max x 10' 5" max ( 4.42m max x 3.17m max )

**Kitchen**

21' 2" max x 11' 1" max ( 6.45m max x 3.38m max )

**Bedroom 1**

13' 3" max x 10' 5" max ( 4.04m max x 3.17m max )

**Bedroom 2**

11' 7" max x 10' 5" max ( 3.53m max x 3.17m max )

**Bedroom 3**

9' 3" max x 7' 5" max ( 2.82m max x 2.26m max )

**Bathroom**

7' 6" max x 5' 6" max ( 2.29m max x 1.68m max )

**Loft Space**

21' 3" max x 9' 6" max ( 6.48m max x 2.90m max )

**Agent's Note**

Please note that this property is of non-standard construction. Please seek advice from your mortgage lender.

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.focalagent.com](http://www.focalagent.com)

## Welcome to

### Tamar Grove, Hull

- GUIDE PRICE £110,000 - £120,000
- THREE-BEDROOM END-TERRACE
- LOFT SPACE (NOT TO BUILDING REGULATIONS)
- LOVELY PRIVATE GARDEN
- SPACIOUS THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£110,000 - £120,000**



**view this property online** [williamhbrown.co.uk/Property/HDR123232](http://williamhbrown.co.uk/Property/HDR123232)

#### 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



Property Ref:  
HDR123232 - 0005

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**



**01482 327913**



HoldernessRd@williamhbrown.co.uk



358-360 Holderness Road, HULL, East Yorkshire, HU9 3DQ



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