



**West Grove, HULL, HU4 6RQ**

**Welcome to**

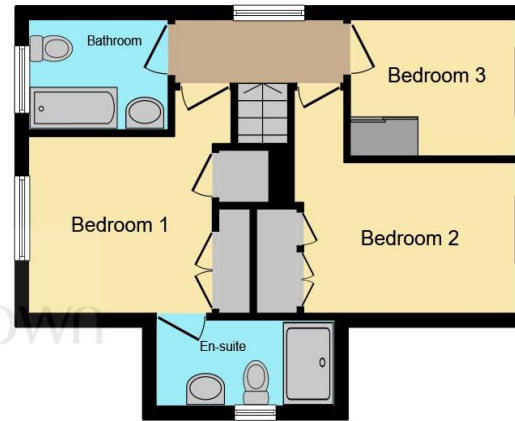
**West Grove, HULL**

Lovely Home On West Grove with - Entrance Porch, Entrance Hall, Lounge, Fitted Kitchen, Conservatory, 3 Bedrooms (Master With En Suite), Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Garage! Book your viewing today!





**Ground Floor**



**First Floor**

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)

**Entrance Porch**

With double glazed door to the front.

**Entrance Hall**

With door to the front.

**Cloakroom**

With low level wc, wash hand basin and radiator.

**Lounge**

14' 4" x 11' 6" ( 4.37m x 3.51m )

With double glazed window to the front, radiator, television point and double glazed french style doors leading to the Conservatory.

**Kitchen**

9' 9" x 14' ( 2.97m x 4.27m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, central island, gas hob, electric oven, cooker-hood, space for a fridge freezer, plumbing for an automatic washing machine, plumbing for a dishwasher, spot light points, radiator, double glazed window to the front and double glazed french style doors leading to the Garden.

**Conservatory**

11' 2" x 10' 1" ( 3.40m x 3.07m )

With double glazed windows to the front, side and rear, radiator and double glazed door to the side

**First Floor**

**Landing**

With double glazed window to the rear, radiator and loft access.

**Bedroom 1**

11' 3" x 10' 1" ( 3.43m x 3.07m )

With double glazed window to the side, radiator and 2 built in wardrobes.

**En Suite**

En Suite with shower cubicle, low level wc, wash hand basin, chrome effect towel style radiator and double glazed window to the side.

**Bedroom 2**

11' 5" x 11' 1" ( 3.48m x 3.38m )

With double glazed windows to the front and side, radiator and built in wardrobe.

**Bedroom 3**

7' 7" x 6' 3" ( 2.31m x 1.91m )

With double glazed window to the side, radiator and built in wardrobe.

**Bathroom**

Bathroom with bath, vanity wash hand basin, low level wc, chrome effect towel style radiator and double glazed window to the side.

**Outside**

**Front Garden**

With lawned area and hedging and private side driveway providing off street parking.

**Rear Garden**

With lawned area, wall, side access gate and fencing.

**Garage**

Garage with power and up and over door.

## Welcome to

## West Grove, HULL

- Lovely, Detached Home On West Grove
- 3 Bedrooms (Master With En Suite)
- Family Bathroom & Ground Floor Cloakroom
- Off Street Parking & Garage
- 

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

# £220,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBY110962](http://williamhbrown.co.uk/Property/WBY110962)



Property Ref:  
WBY110962 - 0006

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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.



william h brown



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