



Rosedale Grove, Hull HU5 5DA

Welcome to

Rosedale Grove, Hull

Lovely Home For Sale In West Hull with - Entrance Hall, Lounge, Kitchen/Diner, 3 Bedrooms, Family Bathroom, Gardens & 2 Outbuildings! Book your viewing now!



Entrance Hall

With door to the front, radiator and stairs to the First Floor.

Lounge

With double glazed window to the front, radiator, feature fireplace and dado rail.

Kitchen/Diner

Fitted kitchen/diner with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, radiator, plumbing for an automatic washing machine, pantry cupboard and door to the rear.

First Floor

Landing

With loft access.

Bedroom 1

With double glazed window to the front, radiator and fitted cupboard.

Bedroom 2

With double glazed window to the rear, radiator and cupboard housing central heating boiler.

Bedroom 3

With double glazed window to the front.

Bathroom

Bathroom with P-shaped bath with shower over and glazed shower screen, concealed cistern w/c, vanity wash hand basin, heater towel rail and 2 double glazed windows to the rear.

Outside

Front Garden

With paved area with shrubs and plants.

Rear Garden

With lawned area, 2 paved patio areas, fencing and 2 outbuildings.



view this property online williamhbrown.co.uk/Property/WBY111436



Welcome to

Rosedale Grove, Hull

- 3 Bedroom Mid Terrace Home In West Hull
- Well Presented Throughout
- Lounge & Kitchen/Diner
- Ideal For First Time Buyers & Investors
- 2 Outbuildings

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

£125,000



view this property online [williamhbrown.co.uk/Property/WBY111436](https://www.williamhbrown.co.uk/Property/WBY111436)



Property Ref:
WBY111436 - 0002

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 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.



Please note the marker reflects the postcode not the actual property



william h brown



01482 653111



Willerby@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)