



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 3 Mulberry Grove, Hull, HU10 6FG

### Guide price £400,000

GUIDE PRICE £400,000 TO £420,000

FOUR-BEDROOM DETACHED HOME BY DUCHY HOMES, OFFERING CONTEMPORARY FAMILY LIVING, A SPACIOUS OPEN-PLAN DESIGN, ENERGY-EFFICIENT FEATURES, AND A PRIME POSITION WITHIN THE SOUGHT-AFTER MANOR GRANGE DEVELOPMENT. PROPERTY STILL UNDER A 10 YEAR NHBC WARRANTY

Nestled in the tranquil Mulberry Grove, Willerby, Hull, 'The Harewood' is a remarkable four-bedroom detached family home, crafted by Duchy Homes in 2025. This property is part of the highly sought-after Manor Grange development, which occupies the historic site of the old Willerby Manor Hotel. Its prime location offers convenient access to Willerby Square, a variety of local amenities, and the bustling Willerby Shopping Park, as well as excellent transport link.

Upon entering this immaculate residence, one is immediately struck by the spacious open-plan dining kitchen and family area, designed with modern living in mind. This inviting space features integrated appliances, a breakfast bar for casual dining, and ample room for a dining table, making it perfect for family gatherings. The lounge, extending over 20 feet in length, is bathed in natural light thanks to three large windows, creating a bright and airy atmosphere. The ground floor also includes a practical utility area, complete with additional worktop space for laundry appliances, and a convenient downstairs WC.

#### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

#### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "E"

#### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

#### DOUBLE GLAZING

The property has the benefit of double glazing.

#### FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

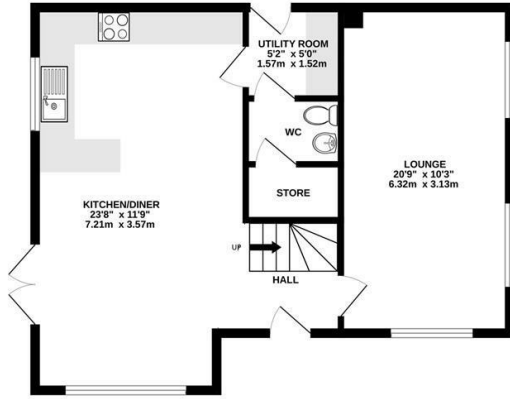
#### TENURE

Symonds + Greenham have been informed that this property is Freehold.

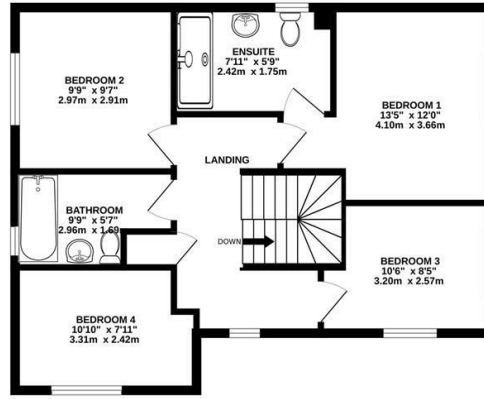
#### VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

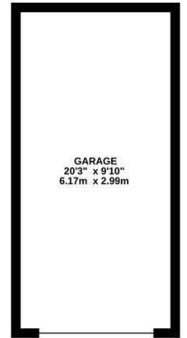
GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



GARAGE  
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |  | Current                                                                             | Potential |
|---------------------------------------------|--|-------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |  |                                                                                     |           |
| (92 plus) <b>A</b>                          |  | <b>91</b>                                                                           | <b>91</b> |
| (81-91) <b>B</b>                            |  |                                                                                     |           |
| (69-80) <b>C</b>                            |  |                                                                                     |           |
| (55-68) <b>D</b>                            |  |                                                                                     |           |
| (39-54) <b>E</b>                            |  |                                                                                     |           |
| (21-38) <b>F</b>                            |  |                                                                                     |           |
| (1-20) <b>G</b>                             |  |                                                                                     |           |
| Not energy efficient - higher running costs |  |                                                                                     |           |
| England & Wales                             |  | EU Directive 2002/91/EC                                                             |           |
|                                             |  |  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                                                 |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |

