



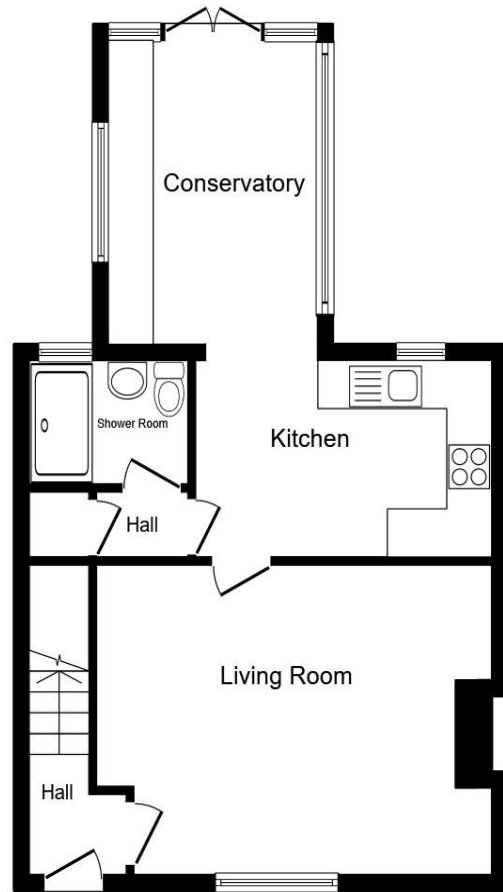
Tanfield Grove, Hull, HU9 4PL

Welcome to

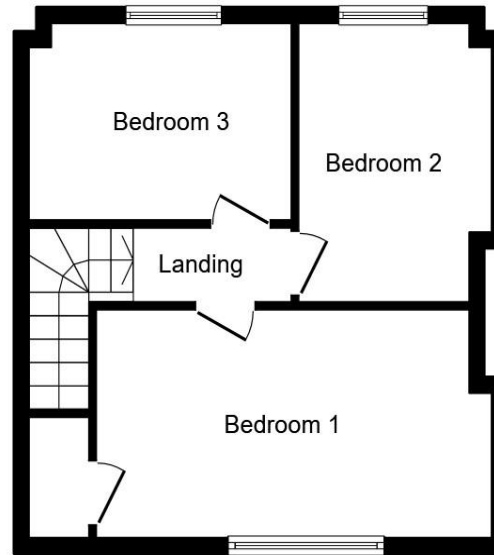
Tanfield Grove, Hull

William H Brown are delighted to market this three-bedroom home on Tanfield Grove, Hull, offering a bright and welcoming living space in a popular residential area. The property includes a practical kitchen, conservatory, well-sized bedrooms, and a layout suited to families or first-time buyers.





Ground Floor



First Floor

Total floor area 89.5 m² (963 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



Entrance Hall

Living Room

16' 10" x 12' (5.13m x 3.66m)

Kitchen

13' x 7' 10" (3.96m x 2.39m)

Conservatory

12' x 9' (3.66m x 2.74m)

Hall

Downstairs Shower Room

6' x 4' 10" (1.83m x 1.47m)

Storage

2' 10" x 2' 10" (0.86m x 0.86m)

Landing

Bedroom 1

17' x 9' (5.18m x 2.74m)

Bedroom 2

11' x 8' (3.35m x 2.44m)

Bedroom 3

11' x 8' (3.35m x 2.44m)

Agent's Note:

There is an easement on the title, whereby the property has shared passage access in the garden. Please enquire with the branch for further details.

Agent's Note:

Please note this property has solar panels, which are owned outright.

Welcome to

Tanfield Grove, Hull

- GUIDE PRICE £100,000 - £120,000
- COUNCIL TAX BAND: A
- 3 BEDROOMS
- CONSERVATORY
- LARGE PLOT

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

guide price

£100,000 - £120,000

Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 327913.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123724



Property Ref:
HDR123724 - 0004

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.



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