



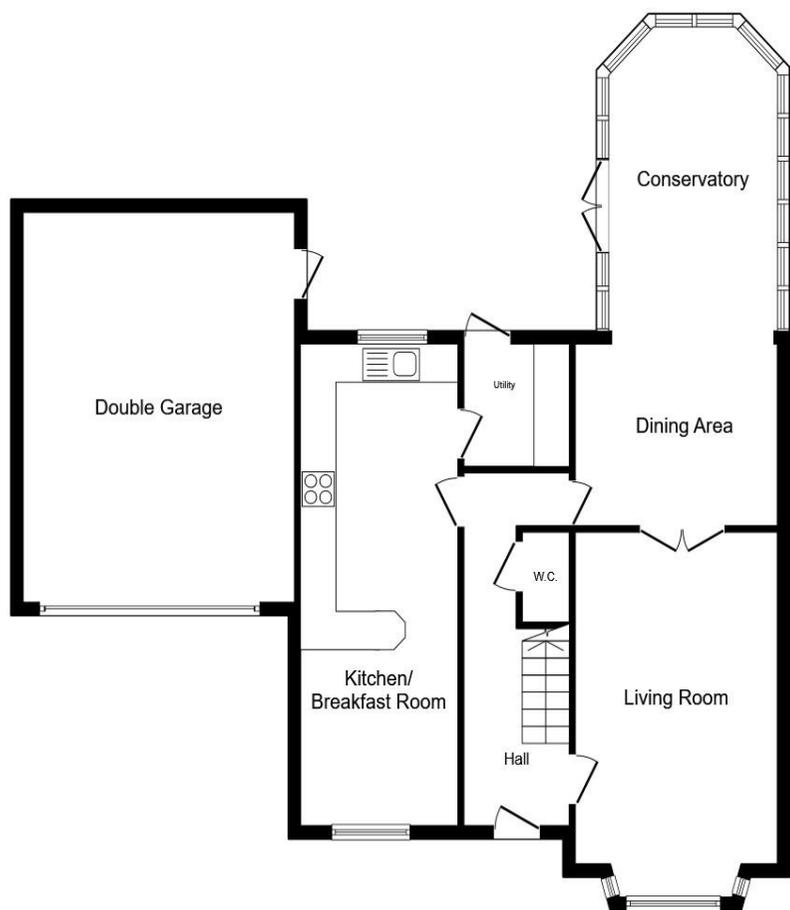
Maple Grove, Hessle, HU13 0TH

Welcome to

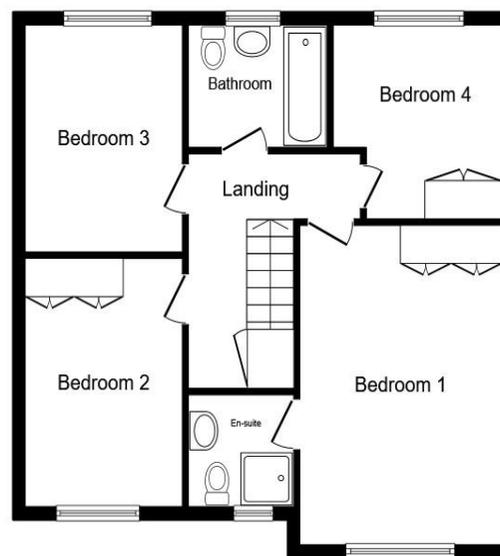
Maple Grove, Hessle

Attractive and spacious four-bedroom family home situated in this desirable Hessle location, offering ample off-street parking as well as a beautiful large rear garden.





Ground Floor



First Floor

Total floor area 169.6 m² (1,826 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

Lounge

18' 4" into bay x 10' 5" (5.59m into bay x 3.17m)

Dining Room

11' 2" x 9' 3" (3.40m x 2.82m)

Kitchen

25' 2" x 8' 6" (7.67m x 2.59m)

Utility Room

7' 1" x 5' 1" (2.16m x 1.55m)

Conservatory

16' x 11' 1" (4.88m x 3.38m)

Landing

Bedroom 1

16' 2" to rear of wardrobe x 11' 3" (4.93m to rear of wardrobe x 3.43m)

En Suite

Bedroom 2

11' 4" x 8' 9" (3.45m x 2.67m)

Bedroom 3

12' 7" to rear of wardrobes x 8' 8" (3.84m to rear of wardrobes x 2.64m)

Bedroom 4

10' 1" x 9' to rear of wardrobes (3.07m x 2.74m to rear of wardrobes)

Bathroom

Garage

16' 8" x 16' 6" (5.08m x 5.03m)

Welcome to

Maple Grove, Hessle

- GUIDE PRICE £475,000 - £500,000
- DETACHED
- COUNCIL TAX BAND: F
- FOUR BEDROOMS
- BEAUTIFULLY PRESENTED

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

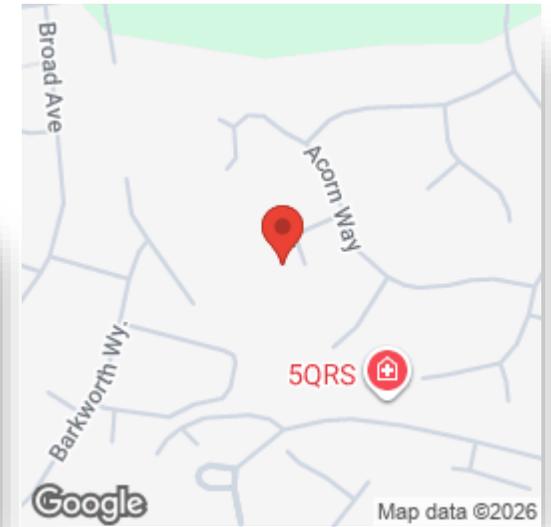
guide price

£475,000 - £500,000



Directions to this property:

Please see map below, for further information please contact the residential sales team on 01482 653111.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111545



Property Ref:
WBY111545 - 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.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



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



williamhbrown.co.uk