



**Weighton Grove, Hull HU6 8ND**

**welcome to**

**Weighton Grove, Hull**

Situated on Weighton Grove, this 3 bedroom mid terrace property benefits from off street parking, is close to local amenities and is an ideal investment opportunity



### **Entrance Hall**

With a door to the front leading into the property, stairs leading to the upper floor, a radiator, a storage cupboard and access to the lounge, dining room and kitchen.

### **Lounge/ Dining Room**

25' 3" x 10' 11" ( 7.70m x 3.33m )

With two radiators, a double glazed window to the front and a window to the rear.

### **Kitchen**

11' x 6' 3" ( 3.35m x 1.91m )

Housing a fitted kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, plumbing for a washing machine, space for a fridge freezer, a window to the rear and a door leading to the rear garden.

### **Landing**

With a storage cupboard and access to the bedrooms and bathroom.

### **Bedroom 1**

12' 1" to front of wardrobe x 11' ( 3.68m to front of wardrobe x 3.35m )

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

### **Bedroom 2**

12' 8" x 9' ( 3.86m x 2.74m )

With a radiator and a double glazed window to the rear.

### **Bedroom 3**

8' 5" x 8' 5" ( 2.57m x 2.57m )

With a radiator and a double glazed window to the front.

### **Bathroom**

With a W/C, a vanity wash hand basin, a bath with a shower over, a radiator and a double glazed window to the rear.

### **Front Garden**

With a concrete driveway providing off road parking.

### **Rear Garden**

With a wooden fence surround.



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welcome to

## Weighton Grove, Hull

- Convenient location
- Ideal investment opportunity
- Off street parking
- Close to local amenities

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

**£100,000**



### directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120393 - 0002

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