



2 Rowley Grove, Hull, HU6 8PE

£105,000

Urban Property presents this spacious three-bedroom property, with no chain involved and situated in the popular and established residential area of Rowley Grove, Hull (HU6 8PE). Set on a generous plot with large gardens to the front, rear, and side, the property offers excellent potential and would make an ideal investment opportunity. Conveniently located close to local amenities and transport links, early viewing is recommended.

Situated in the established residential area of Rowley Grove, this spacious three-bedroom property is offered to the market at £110,000 with no onward chain. Occupying a generous plot, the property presents an ideal investment opportunity or potential family home.

The accommodation briefly comprises an entrance hall, lounge, rear sitting room, and kitchen. To the first floor are three well-proportioned bedrooms, a wet room, and a separate WC. Externally, the property benefits from large gardens to the front, rear, and side aspects, offering excellent outdoor space and further potential.

On the market with Urban Property — early viewing is highly recommended. Arrange your viewing today.

3 Bedrooms

2 Receptions

Ground Floor

Dining Room 3.66m (12') x 3.05m (10')

Window to front, door to:

Entrance Hall

Stairs, open plan, door to:

Living Room 4.45m (14'7") x 3.66m (12') max

Window to rear.

Kitchen 4.64m (15'3") x 1.98m (6'6")

Window to rear, door.

First Floor

Bedroom 3 2.59m (8'6") x 2.50m (8'2")

Window to front, door to:

Bedroom 1 3.78m (12'5") x 3.15m (10'4")

Window to front, door to:

Bedroom 2 3.72m (12'3") x 3.15m (10'4")

Window to rear, door to:

WC

Window to rear, door to:

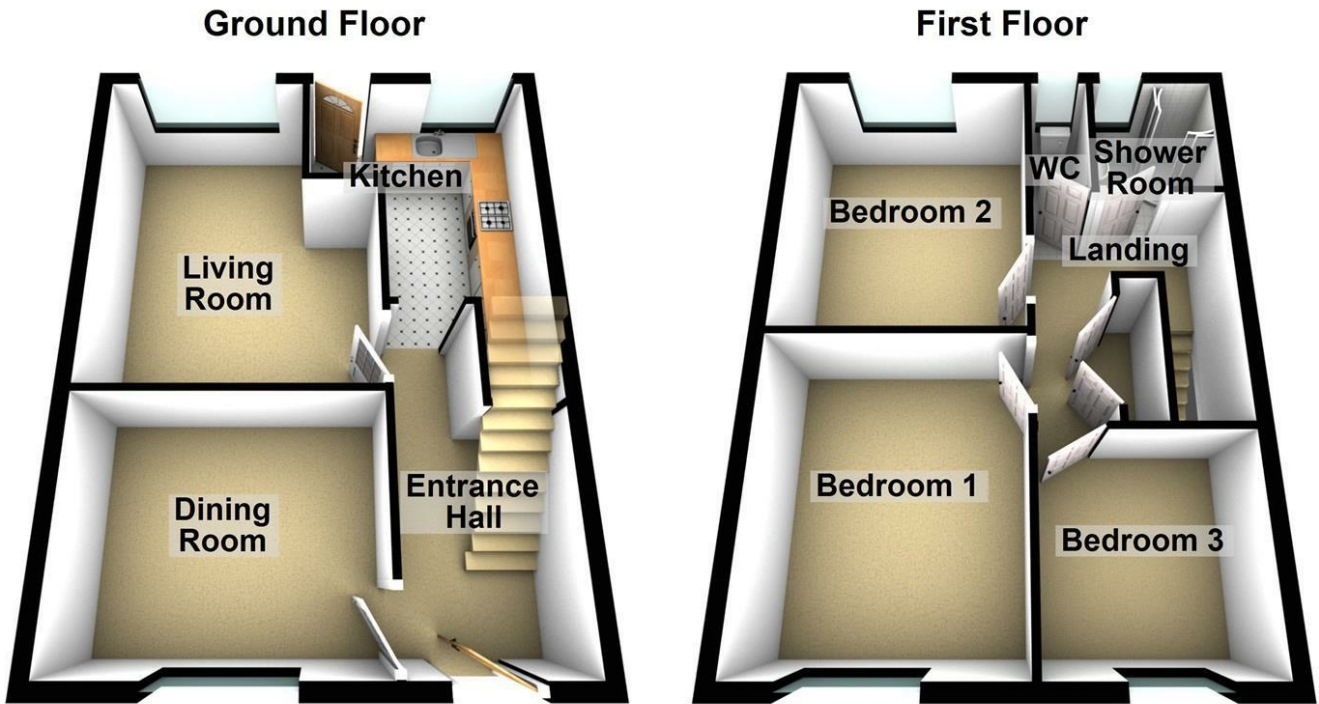
Shower Room

Window to rear, door to:

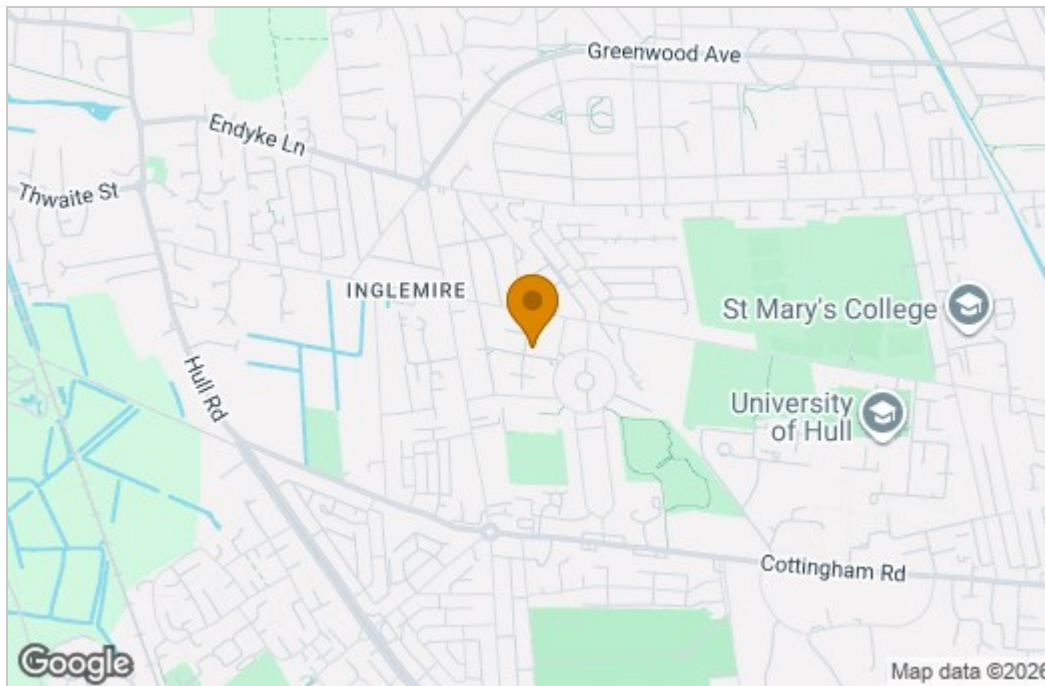
Landing

Double door.

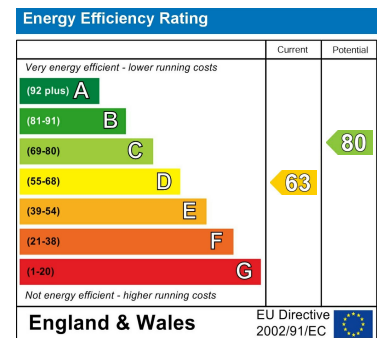
## Floor Plan



## Area Map



## Energy Efficiency Graph



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