



Hayton Grove, Hull HU4 6JX

Welcome to

Hayton Grove, Hull

GUIDE PRICE £150,000 - £160,000

Beautiful Home On Hayton Grove with - Entrance Hall, Lounge, Ground Floor Cloakroom, Kitchen/Diner, 3 Bedrooms, Family Bathroom, Gardens & 2 Allocated Parking Spaces! Book your viewing now!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Cloakroom

With low level wc, wash hand basin, radiator and double glazed window to the front.

Lounge

With double glazed window to the front, radiator and television point.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, radiator, plumbing for an automatic washing machine, space for a fridge freezer, central heating boiler, double glazed window to the rear and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With radiator and loft access.

Bedroom 1

With 2 double glazed windows to the front, radiator, storage cupboard and built in wardrobes.

Bedroom 2

With double glazed window to the rear and radiator.

Bedroom 3

With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath with shower over and glazed shower screen, wash hand basin, low level wc, chrome effect towel style radiator, extractor fan and double glazed window to the side.

Outside

Front

With 2 allocated parking spaces.

Rear Garden

Established garden with paved patio area, gravelled area, lawned area, path, borders housing plants and shrubs, trees, side access gate, fencing and 2 sheds.



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Welcome to

Hayton Grove, Hull

- GUIDE PRICE £150,000 - £160,000
- 3 Bedroom Home For Sale In West Hull
- Beautifully Presented Throughout
- Ground Floor Cloakroom & Family Bathroom
- 2 Allocated Parking Spaces

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£150,000 - £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111490 - 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.

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