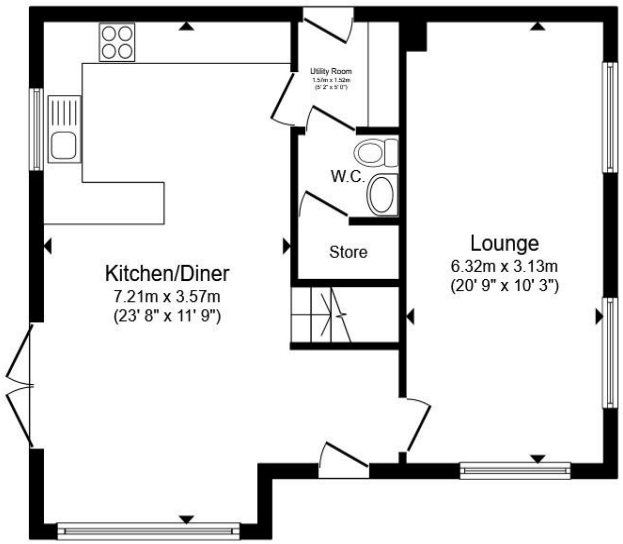
Mulberry Grove, Willerby Hull HU10 6FG

william h brown

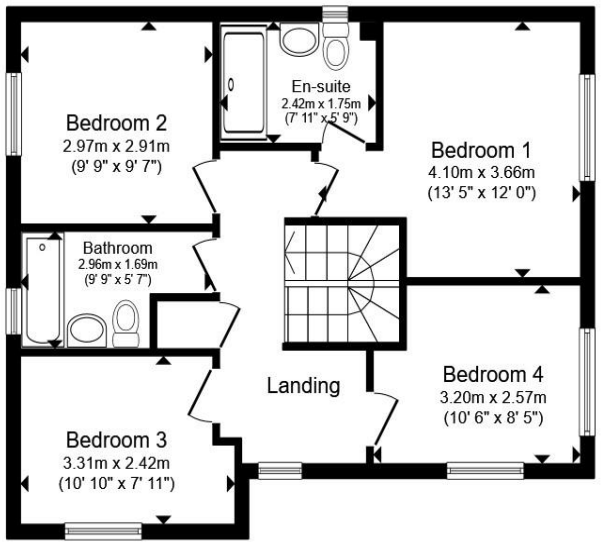
welcome to

Mulberry Grove, Willerby Hull

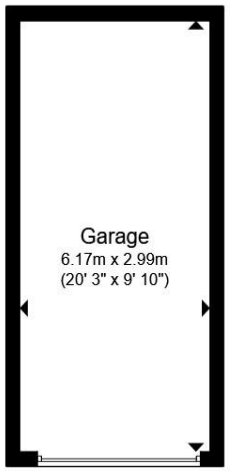
A truly gorgeous four-bedroom detached home, beautifully presented throughout and offering generous, contemporary accommodation perfectly suited to modern family living. The property also comes with solar panels.



Ground Floor



First Floor



Garage

Total floor area 133.6 m² (1,438 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

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Living Room

Kitchen

Ground Floor W/C

Utility Room

Landing

Bedroom 1

En Suite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom
Irregular Shaped Room x (x)

Front Garden

Rear Garden

Garage

Agent's Note:
The property has solar panels, which provide electricity to the property. Please enquire with the branch for further information.

Agent's Note:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Mulberry Grove, Willerby Hull

- Guide price £400,000 - £425,000
- Stunning home. Built by Duchy in 2025 with an open-plan kitchen/diner
- Four generous sized bedrooms with the master benefiting an en-suite
- Solar Panels
- Ample parking for numerous cars

Tenure: Freehold EPC Rating: B
Council Tax Band: E

directions to this property:

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

guide price

£400,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111504

The Property Ombudsman

Property Ref:
WBY111504 - 0003

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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