



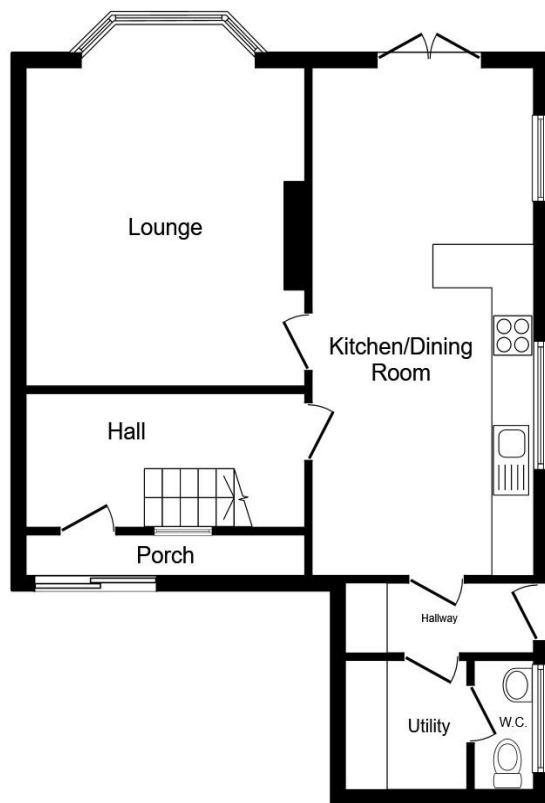
Bilsdale Grove, Hull, HU9 3US

Welcome to

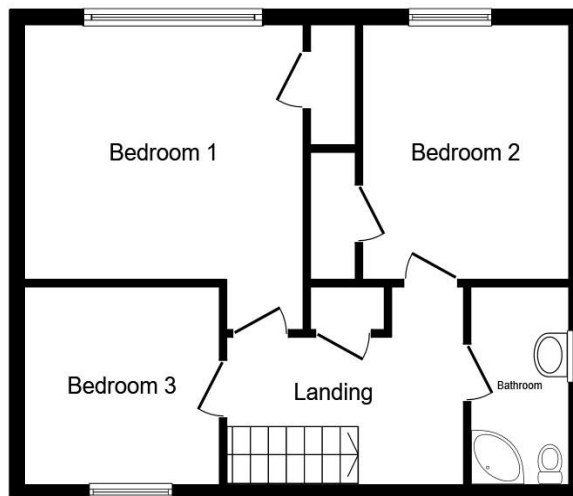
Bilsdale Grove, Hull

This attractive three-bedroom home offers spacious, move-in ready accommodation for families and young professionals. Recently redecorated to a high standard, the property features a modern kitchen with French doors leading to a generous garden a separate utility room, and off-street parking.





Ground Floor



First Floor

Total floor area 107.3 m² (1,155 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 Porch

8' 3" max x 3' 6" max (2.44m max x 1.07m max)

Entrance Hall

14' 3" max x 6' 3" max (4.34m max x 1.91m max)

Lounge

13' max x 12' 4" max (3.96m max x 3.76m max)

Kitchen

22' 6" max x 9' 6" max (6.86m max x 2.90m max)

Hallway

6' max x 3' 3" max (1.83m max x 0.99m max)

Utility Room

5' 9" max x 5' 6" max (1.75m max x 1.68m max)

WC

5' 8" max x 2' 8" max (1.73m max x 0.81m max)

Storage

5' 1" max x 2' 4" max (1.55m max x 0.71m max)

Landing

8' 6" max x 8' 6" max (2.59m max x 2.59m max)

Bedroom 1

8' 6" max x 8' 4" max (2.59m max x 2.54m max)

Bedroom 2

12' 7" max x 11' 5" max (3.84m max x 3.48m max)

Bedroom 3

10' 3" max x 9' 7" max (3.12m max x 2.92m max)

Bathroom

8' 5" max x 5' 5" max (2.57m max x 1.65m max)

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.

Welcome to

Bilsdale Grove, Hull

- GUIDE PRICE £150,000 - £160,000
- 3 BEDROOMS
- CHAIN FREE
- OFF STREET PARKING FOR 2 CARS
- MOVE IN READY

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

guide price

£150,000 - £160,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR124179



Property Ref:
HDR124179 - 0004

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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