



Emerald Grove, Hull HU3 5AE

welcome to

Emerald Grove, Hull

Well presented three bedroom family home offering a spacious kitchen diner, conservatory, and three well proportioned bedrooms with an upstairs family bathroom. Conveniently located close to local amenities, shops, and transport links, making it ideal for families or first time buyers alike.



Auctioneer's Comments

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Entrance Hall

With a door to the front leading into the property, stairs leading to the upper floor, access to the ground floor WC, lounge and kitchen and a window to the side.

Lounge

15' 10" x 10' 2" (4.83m x 3.10m)

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

Kitchen

17' 1" x 10' 6" (5.21m x 3.20m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, space for a fridge freezer, plumbing for a washing machine, a radiator, two double glazed windows to the rear and access to the conservatory.

Conservatory

10' 1" x 7' 9" (3.07m x 2.36m)

With a patio door to the side leading into the rear garden.

Ground Floor Wc

With a W/C and a wash hand basin.

Bedroom 1

15' 11" x 7' 8" (4.85m x 2.34m)

With a double glazed window to the front.

Bedroom 2

12' 9" x 9' 1" (3.89m x 2.77m)

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

Bedroom 3

10' 7" x 10' 7" (3.23m x 3.23m)

With a double glazed window to the rear.

Shower Room

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

Front Garden

With a driveway leading to the garage, a path to the front door, a gravel area, a brick wall and a gate to the rear garden.

Rear Garden

With a lawned area, a wooden fence surround and a garage.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- LARGE KITCHEN DINER

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

guide price

£120,000



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:
NEA120556 - 0005

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