



## 3 Mulberry Grove

Willerby, Hull, HU10 6FG

£420,000

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## Ground Floor

### Entrance Hallway

### Kitchen Diner

23'7" x 11'8" (7.21m x 3.57m)

Lovely modern kitchen, fitted with a range of base and wall mounted units, complementing quartz worktops and breakfast bar with matching upstands, inset sink, induction hob with extractor over, double oven at eye level, integrated dishwasher and fridge freezer. A wonderful open room with ample space for dining table and sofa for all the family to relax. With UPVC double glazed windows to the front and side and French doors opening to the garden.

### Utility

5'1" x 5'3" (1.57m x 1.62m)

With additional work surfaces and space for washing machine and tumble dryer. With rear door to the driveway.

### WC

4'3" x 5'2" (1.32m x 1.59m)

Fitted with a two piece suite in white, comprising low level WC and sink set upon vanity unit with storage. Access to a large storage cupboard under the stairs.

### Lounge

20'8" x 10'3" (6.32m x 3.13m)

A bright and spacious room, with three UPVC double glazed windows, carpet flooring and radiators.

## First Floor

## Central Landing

### Bedroom One

12'0" x 13'5" (3.66m x 4.10m)

A spacious master bedroom with UPVC double glazed window, carpet flooring and radiator.

### En Suite

5'8" x 7'11" (1.73m x 2.42m)

With UPVC double glazed window and fitted with a contemporary three piece suite, comprising open shower cubicle, sink unit and low level WC. With tiling to the walls and radiator.

### Bedroom Two

9'8" x 9'6" (2.97m x 2.91m)

A second double bedroom with UPVC double glazed window, carpet flooring and radiator.

### Bedroom Three

8'5" x 10'5" (2.57m x 3.20m)

With two UPVC double glazed windows, carpet flooring and radiator.

### Bedroom Four

7'11" x 10'10" (2.42m x 3.31m)

With UPVC double glazed window, carpet flooring and radiator.

### Bathroom

5'6" x 9'8" (1.69m x 2.96m)

Fitted with a modern three-piece suite, comprising panelled bath with shower attachment, sink unit and low level WC. With tiling to the walls and radiator.

## Externally

Enjoying a corner plot with open green space to the front. The driveway provides ample parking and leads to a detached garage. The side has been further block paved for additional parking space. The garden is enclosed and mostly laid to lawn with small patio area for seating.

## Council Tax Band

We have been advised the property is council tax band E, payable to East Riding of Yorkshire Council.

## ADDITIONAL INFORMATION

Tenure:

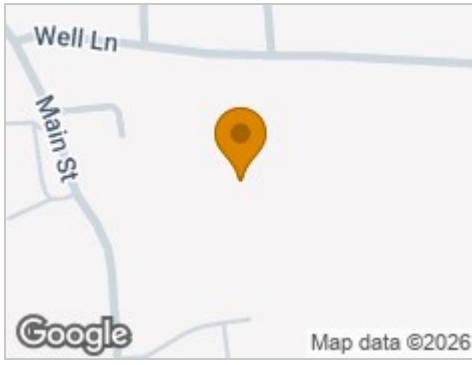
Freehold

## Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



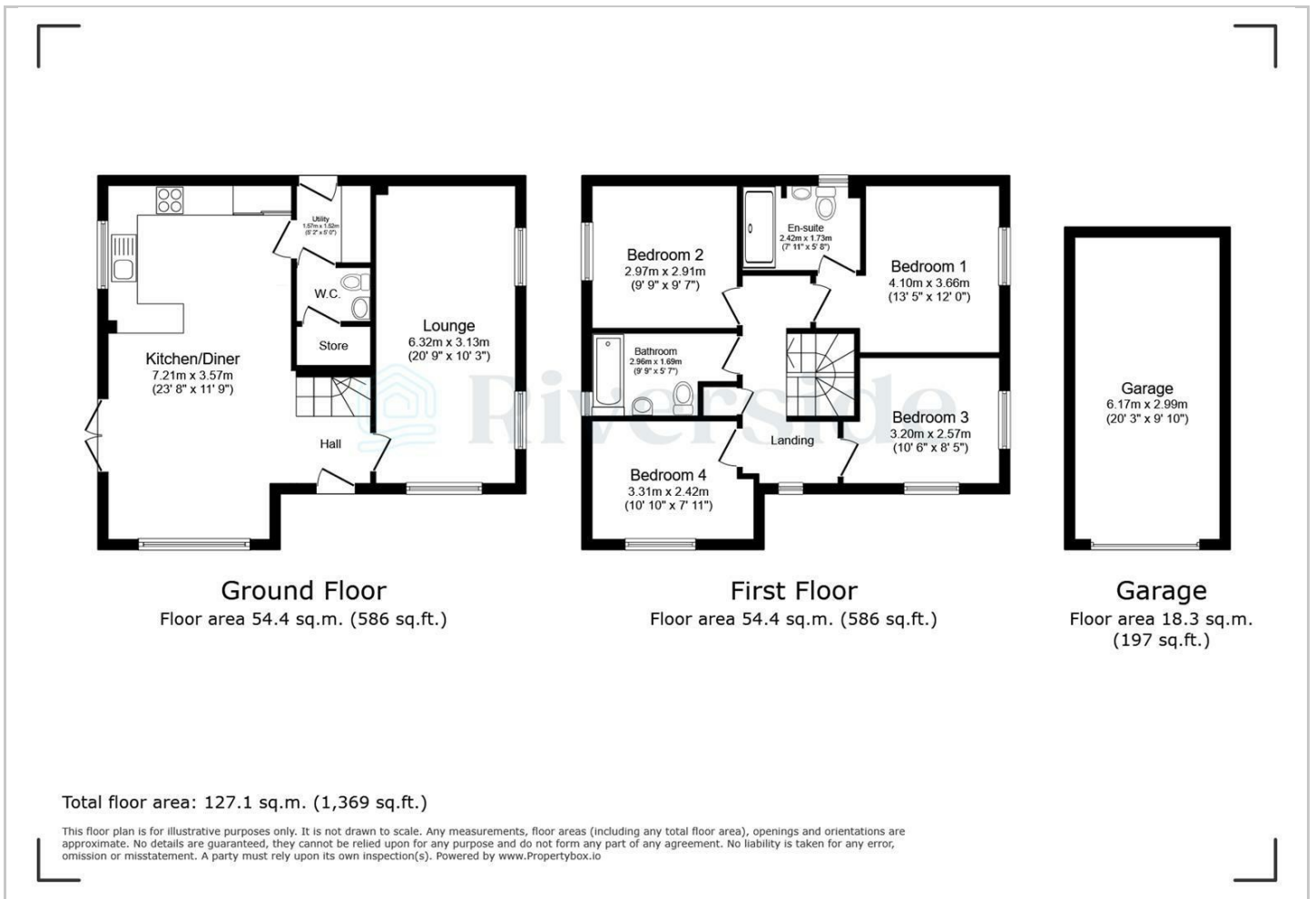
## Hybrid Map



## Terrain Map



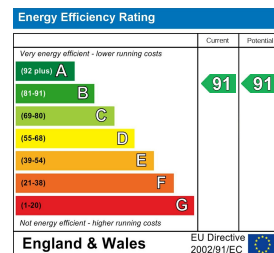
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.