



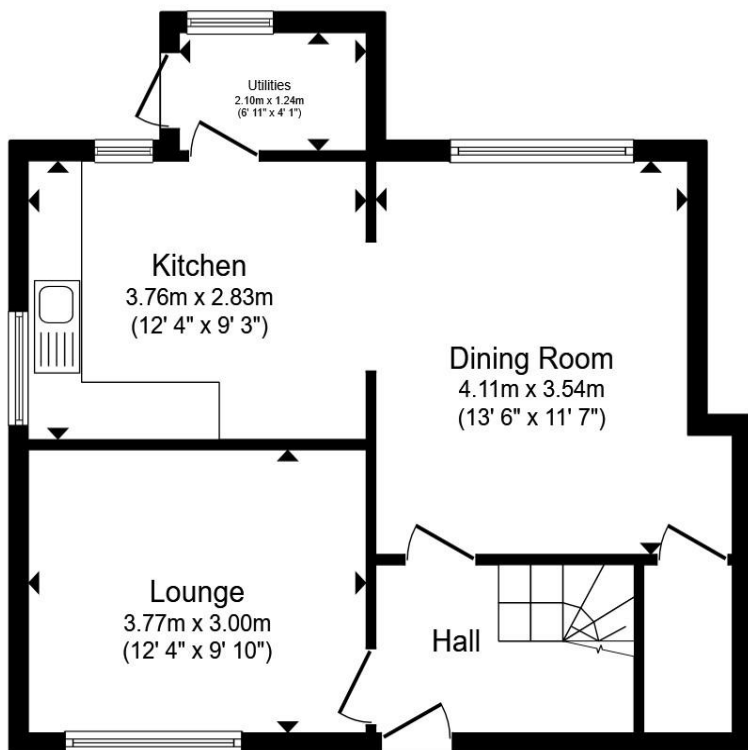
**Tickton Grove, HULL HU6 8NL**

**welcome to**

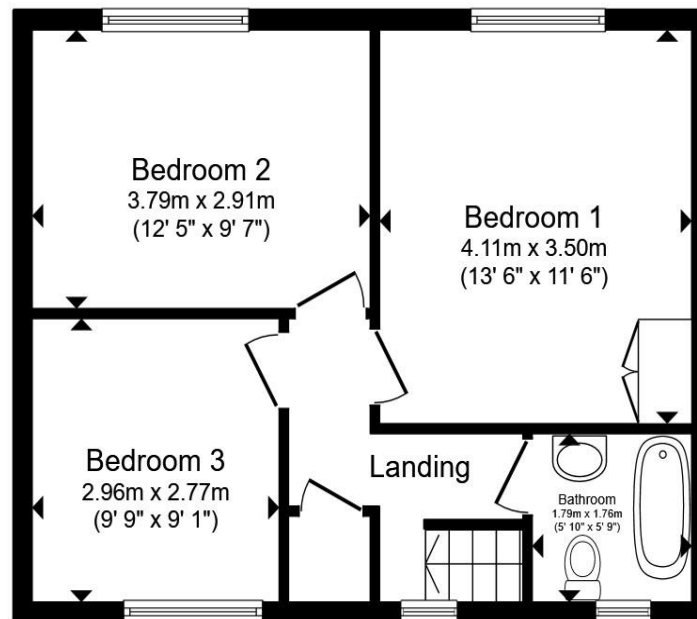
**Tickton Grove, HULL**

A well presented three bedroom home conveniently located close to local amenities, featuring an upstairs family bathroom and a rear lawned garden, ideal for families and outdoor enjoyment.





**Ground Floor**



**First Floor**

Total floor area 92.6 m<sup>2</sup> (997 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](http://www.propertybox.io)



## Entrance Hall

## Lounge

12' 3" x 9' 11" ( 3.73m x 3.02m )

## Dining Room

13' 8" x 9' 6" ( 4.17m x 2.90m )

## Kitchen

12' 2" x 9' ( 3.71m x 2.74m )

## Landing

## Bedroom 1

8' 11" x 9' 10" ( 2.72m x 3.00m )

## Bedroom 2

12' 2" x 9' 2" ( 3.71m x 2.79m )

## Bedroom 3

13' 3" x 11' 2" ( 4.04m x 3.40m )

## Bathroom

## Front Garden

## Rear Garden

## Agents 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**

## **Tickton Grove, HULL**

- Three well proportioned bedrooms
- Upstairs family bathroom
- Spacious living room
- Fitted kitchen
- Rear lawned garden

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

### **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.

# £145,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NEA120227](http://williamhbrown.co.uk/Property/NEA120227)



Property Ref:  
NEA120227 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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