Marsdale

Hull, HU7 4AJ

- Three Bedrooms
- Well-Presented Throughout
- Close to Local Amenities
- Schools Nearby
- Mid-Terraced Home
- Ideal for Families and First Time Buyers
- Great Transport Links
- Viewing is Essential!

Asking price £140,000

Situated in a popular residential location, this immaculately presented mid-terraced property offers well-maintained and inviting accommodation throughout, making it an excellent choice for first-time buyers, families or those looking for a home that is ready to move straight into.

The property is approached via a ten-foot, providing access to the front of the property and its enclosed front garden. Internally, the ground floor comprises an entrance hall, a welcoming lounge and a modern kitchen/diner providing a practical and sociable space for everyday living. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from gardens to both the front and rear. The rear garden provides a pleasant outdoor space and also gives access to the property's on-road parking.

Overall, this is a fantastic opportunity to acquire a well-presented three-bedroom home with excellent outdoor space, offering a comfortable home for a range of buyers.

Entrance Hall
Welcoming entrance hall providing access to the main ground floor accommodation, with laminate flooring, radiator and stairs leading to the first floor.

Lounge
14'8" x 13'7"
This spacious lounge offers a large window that fills the room with natural light, carpet flooring, storage cupboard, radiator and door leading to the kitchen.

Kitchen & Dining Area
17'9" x 8'4"
A fantastic kitchen/diner providing a practical and sociable heart of the home. The space offers ample room for a dining table and chairs alongside the kitchen area. With laminate flooring, double oven, wood work surfaces, window, hob, extractor fan and patio doors leading to the rear garden.

Bedroom 1
8'2" x 12'9"
A well-proportioned main bedroom offering plenty of space for a range of bedroom furniture, presented in keeping with the immaculate condition found throughout the property. The room includes built-in mirrored wardrobes, window radiator and carpet flooring.

Bedroom 2
10'7" x 8'5"
Another spacious bedroom with a large window allowing natural light to flood in, while built-in mirrored wardrobes maximize storage without reducing floor space. With carpet flooring and radiator.

Bedroom 3
7'5" x 9'9"
A well-presented third bedroom which could be used as a bedroom, home office, dressing room or nursery depending on the buyer's requirements. With carpet flooring, radiator, storage cupboard and window.

Bathroom
6'7" x 5'0"
Featuring a bathtub with overhead shower, a modern vanity unit with sink, and a close-coupled toilet. The room benefits from a frosted window that provides privacy while allowing natural light to brighten the space. Neutral tiling and flooring complete the clean and practical design.

Front Exterior
The property is approached via the ten-foot, providing access to the front of the property and the enclosed front garden. The front garden offers an attractive outdoor space and adds to the property's kerb appeal.

Rear Garden
To the rear is a good-sized garden providing a private outdoor space.

Additional Information
- Tenure Type - Freehold
- Local Authority - Hull City Council / East Riding of Yorkshire
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - C
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings
Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Free Valuation
Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations.
Please get in touch and we will arrange a no-obligation property appraisal.

Mortgages
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

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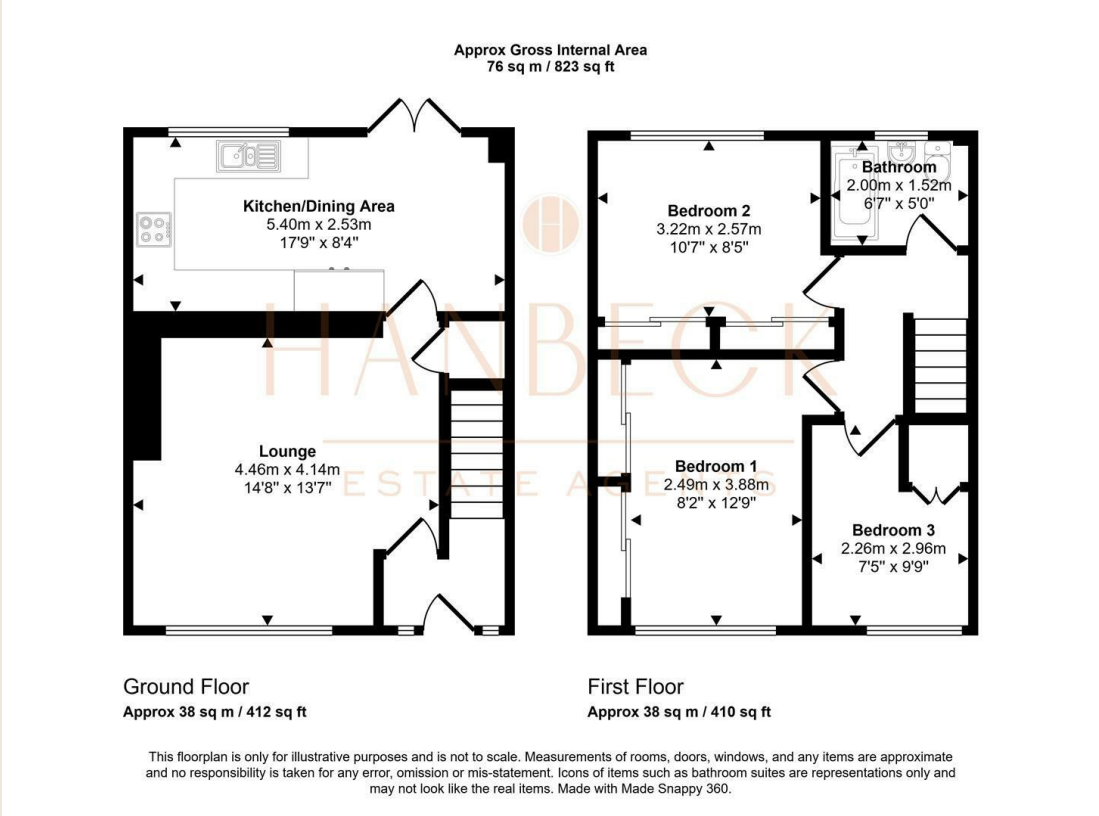
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

Disclaimer
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

Local Authority
Council Tax Band **A**
EPC Rating **C**



Hull Office

929 Spring Bank West, Hull, East Yorkshire, HU5 5BE

Contact

01482 680850
info@hanbecks.co.uk
hanbecks.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.