



136 Maybury Road, Hull, HU9 3NG

- NO CHAIN INVOLVED
- Three bedrooms, uPVC DG
- Two reception rooms, GCH
- Fitted kitchen, bathroom
- Good size gardens
- Outbuildings and a garage

Price £91,500



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IDEAL FIRST TIME BUYER PROPERTY OR SIMILAR. With the added benefit of NO CHAIN INVOLVED, this property has spacious living accommodation and must not be missed. With newly fitted kitchen units, there is also gas central heating and uPVC double glazing. Accommodation comprises an entrance hall, lounge, dining room, fitted kitchen and bathroom to the ground floor. Three bedrooms to the first floor. Attractive garden to the front and a good size rear garden with various sheds and buildings and a garage. VIEW NOW.

LOCATION

The property is located on Maybury Road, off Holderness Road, East Hull offering local amenities and good road and transport links to the City Centre and the East Coast.

ENTRANCE

Enter via a uPVC double glazed door into the hall.

HALL

Stairs to the first floor accommodation. Laminate flooring. A uPVC double glazed screen. Door leading into the lounge.

LOUNGE

4.32m x 3.86m (14'2 x 12'8)

Laminate flooring. TV aerial. A uPVC double glazed square bay window to the front. Feature fire place with gas fire. Internal window into dining room. Door leading into dining room. Radiator. Telephone point.

DINING ROOM

3.38m x 3.05m (11'1 x 10'0)

Door leading into bathroom. Radiator. Two uPVC double glazed windows to the rear. Laminate flooring. Under stairs meter cupboard. Telephone point. Opening into kitchen.

KITCHEN

2.95m x 2.06m (9'8 x 6'9)

There are uPVC double glazed windows to the rear and side aspects. Modern gloss cream, base, wall and drawer units with contrasting work surfaces. Stainless steel circular sink with drainer and mixer tap. Provision for a gas cooker. Plumbing for automatic washing machine and space for a fridge freezer. Tiled splash backs. A uPVC double glazed door leading to outside.

BATHROOM

2.97m x 1.32m (9'9 x 4'4)

A uPVC double glazed window to the rear. Panel bath with shower fitment and mixer tap, pedestal wash hand basin and low level flush W.C. Radiator. Tiled splash backs. Laminate flooring.

FIRST FLOOR/ LANDING

Doors leading into all rooms. Access to insulated loft with Velux window.

BEDROOM ONE

4.83m x 3.43m (15'10 x 11'3)

A uPVC double glazed window to the front aspect. Radiator.



BEDROOM TWO
3.30m x 2.34m
(10'10 x 7'8)

A uPVC double glazed window to the rear aspect. Wall mounted combi boiler. Radiator.

BEDROOM THREE
2.39m x 2.39m (7'10
x 7'10)

A uPVC double glazed window to the rear aspect. Radiator.

EXTERNAL

Attractive garden to the front. At the rear is a garden mainly laid to lawn. Outside light and tap. Well stocked borders, plants, shrubs and bushes. There is also a large aviary, shed with work bench, power supply and lighting. Garage via the ten foot with three wooden doors and lighting supply. 16'4 x 11'3.

SERVICES

The mains services of water, gas, drainage and electric are connected. The property has a combi boiler providing gas central heating and hot water.

OUTGOINGS

From Internet enquiries with the valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference Number:00230216013602. Prospective buyers should check this information before making any commitment to purchase the property.

**ENERGY
PERFORMANCE
CERTIFICATE**

The current energy rating on this property is D.

VIEWINGS

Strictly through the sole agents Leonards (01482) 375212.

**VALUATION/
MARKET
APPRAISAL**

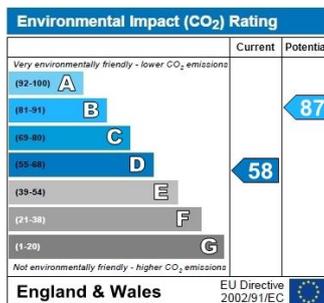
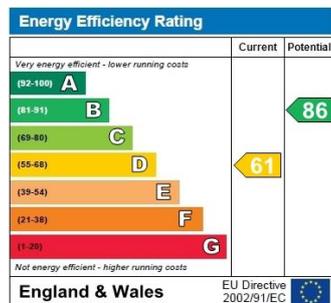
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Energy rating - D





136 Maybury Road
Room identification plan not to scale



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