



19 Marfleet Avenue, Hull, HU9 5RB

- Newly refurbished property
- Lovingly restored, GCH
- uPVC double glazing
- Lounge and fitted kitchen diner with
- Utility room and bathroom
- Three bedrooms
- Fantastic family home
- No chain involved.

Asking price £75,000



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NEWLY REFURBISHED PROPERTY THAT MUST NOT BE MISSED!! This end terrace has been lovingly restored to make a FANTASTIC FAMILY HOME. With gas central heating and uPVC double glazing, accommodation includes a lounge, fitted kitchen diner with new appliances, utility room and a modern bathroom with a three piece white suite. Three bedrooms to the first floor. Hard landscaped rear garden with a raised area. GREAT OPPORTUNITY TO PURCHASE A HOME THAT IS ALL DONE FOR YOU!!-VIEW NOW. NO CHAIN INVOLVED!!

Ground Floor

Entrance

Enter via a composite door into the lounge.

Lounge

4.75m x 4.52m (15'7 x 14'10)

A uPVC double glazed square bay window to the front aspect. Double radiator. Newly fitted carpet. Door leading into kitchen/diner.

Kitchen/Diner

3.63m x 3.18m (11'11 x 10'5)

A uPVC double glazed window to the rear aspect. Double radiator. Fitted with modern base, wall and drawer units with contrasting roll top work surfaces. Stainless steel sink unit. Induction hob with stainless steel chimney extractor over. Built-in new electric oven. Space for a fridge freezer. Stairs with newly fitted carpet leading to the first floor accommodation. Door leading into utility room. Further door into an under stairs cupboard with carpet and wall mounted combi-boiler. Tiled splash backs.

Utility Room

2.64m x 2.21m (8'8 x 7'3)

A uPVC double glazed door to the side aspect. Radiator. Circular stainless steel sink unit with mixer tap. Wall and base units. Tiled splash backs. Roll top work surfaces. Plumbing for automatic washing machine. Space for a fridge under the work surfaces. Door leading into bathroom.

Bathroom

2.62m x 1.83m (8'7 x 6'0)

A uPVC double glazed window to the side aspect. Panel bath with mixer tap and shower fitment. Low level flush W.C., and a pedestal wash hand basin. Radiator. Tiled splash backs.

First Floor/Landing

Newly fitted carpet. Loft hatch. Doors leading into the bedrooms.

Bedroom One

3.78m x 3.61m (12'5 x 11'10)

A uPVC double glazed window to the rear aspect. Newly fitted carpet. Double radiator. Storage cupboard.

Bedroom Two

3.18m x 2.67m (10'5 x 8'9)

A uPVC double glazed window to the front aspect. Newly fitted carpet. Double radiator.



Bedroom Three
2.21m x 2.16m (7'3 x 7'1)

External

Services

Energy Performance Certificate

Possession

Outgoings

Viewings

Valuation/Market Appraisal

Energy rating -E

A uPVC double glazed window to the front aspect. Radiator. Newly fitted carpet.

Hard landscaped gardens to the rear with fence and wall to the surrounds. Side gates leading to the pedestrian area.

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

The current energy rating on this property is E.

It is anticipated vacant possession will be granted upon completion.

From internet enquiries with the valuation Office website the property has not been placed in a Band for Council Tax purposes. Prospective purchasers should check this information before making any commitment to purchase the property.

Strictly by appointment with the Sole Agents on (01482) 375212.

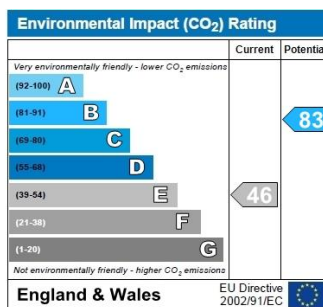
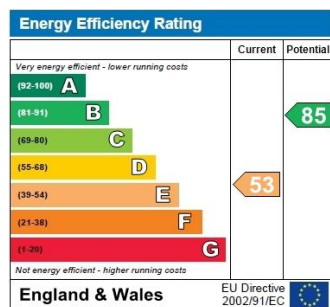
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Room identification plan not to scale



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