

3 Maple Grove, Hull, HU8 8PL

£340,000

Now available! This property stands as a testament to a stunning transformation, resulting in a modern and inviting semi detached home! Situated in the heart of Garden Village! This property boasts an impressive interior including two reception rooms, an outstanding kitchen, equipped with integrated appliances and stylish finishes, a convenient boot room with a low-level shower and additional downstairs W/C. Upstairs there are three double bedrooms and a four-piece bathroom! To the exterior is a charming garden, complete with a garden room including bar area, W/C, office space and storage room. This is an opportunity to own a tastefully renovated home in a popular and appealing location!

Contact Urban Property today to schedule a viewing!

The property includes

Full new rewire, new ideal standard boiler, full new replumbing, full new lighting through the property, ambient lighting throughout, original doors and cornice, new flooring covers throughout, full replaster, full new windows and back door, original front door, full new radiators throughout, cavity wall insulation, improved insulation and structural openings in accordance with building regulations.

Ground floor

Hallway

With original entrance door, tiled flooring, radiator, under stairs cupboard, stairs off and doors to:

Day room

With bay window to the front, laminate flooring, vertical radiator and open fireplace.

Lounge

With window to the front, laminate flooring, vertical radiator and open fireplace.

Dining kitchen

Step into culinary perfection in this brand-new shaker style kitchen that effortlessly combines style and functionality. Adorned with a large pullout larder unit and strategically placed corner units, the kitchen is a masterpiece of modern design. A quartz worktop and a stunning waterfall island serve as both elegant focal points and practical surfaces for culinary endeavors. The inclusion of a breakfast bar adds a sociable touch to the space. Ambient lighting enhances the atmosphere, creating an inviting environment. The kitchen is equipped with top-of-the-line integrated appliances, including a dishwasher, oven, induction hob, microwave, wine cooler and a ceramic under-mounted sink with a convenient pullout mixer tap. Tiled flooring extends throughout the back of the property, seamlessly connecting indoor and outdoor spaces through bifolding doors from Express Bifolding Doors – a top brand in the UK, renowned for quality and as seen on Grand Designs. This kitchen is a harmonious blend of aesthetics and functionality, creating a culinary haven within the home.

Downstairs W/C

With hidden boiler cupboard with tiled pane, wall mounted hand wash basin, low flush w/c and vertical radiator.

Utility / Boot Room

With window to the rear, tiled flooring, vertical radiator, low level shower, plumbing for automatic washing machine, space for dryer, utility units and door to side.

First floor

Landing

With windows to the side, carpet flooring, vertical radiator, loft access, original cornice and doors to:

Bedroom one

With ambient lighting, window to the front, carpet flooring and vertical radiator.

Bedroom two

With bay window to the front, carpet flooring, vertical radiator and original fireplace.

Bedroom three

With window to the rear, carpet flooring and vertical radiator.

Bathroom

This fully renovated bathroom boasts new tiling throughout. A striking freestanding bath takes center stage, providing a luxurious focal point for relaxation. The addition of a spacious walk-in shower enhances both style and convenience. A freestanding toilet and a floating vanity unit with a sink contribute to the bathroom's open and uncluttered feel. Ambient lighting completes the picture, creating a serene atmosphere for unwinding or preparing for the day. This bathroom is a perfect blend of style and functionality, offering a chic retreat within the home.

Exterior

The exterior of this residence is a testament to thoughtful landscaping, blending aesthetics with practicality. The front garden welcomes with a neatly manicured lawn, a well-defined path, and an artfully designed raised bed, creating an inviting entrance. Moving to the backyard, discover a landscape of elevated elegance with raised sleeper beds and the ease of artificial grass. A porcelain patio in a raised area harmoniously connects to the kitchen, creating a seamless transition between indoor and outdoor spaces. Outside lighting gracefully illuminates the garden, providing different ambient settings for various occasions. A graveled walkway leads to a spacious patio area at the rear, perfect for al fresco gatherings. Additional features include a discreet bin store and a secure back gate, ensuring both practicality and privacy in this meticulously designed outdoor space.

Garden Bar / Sun Room

Transform your leisure time with the garden bar nestled within the garage-turned-habitable room. This space exudes modern comfort and style, featuring full new electrics, plumbing, and insulation to meet regulatory standards for habitable spaces. The room boasts new

floor coverings, skirting, and architraves, creating a polished aesthetic. Welcome natural light and outdoor views with new bifolding doors, while ambient lighting sets the perfect mood. Stay connected with internet points and a link, making this space ideal for work or entertainment. The well-appointed kitchen units include a ceramic sink and a mixed tap, enhancing the convenience of the office, toilet, and storage room. The large living and entertaining area, coupled with a dedicated bar/kitchen space, creates a versatile haven for both relaxation and social gatherings in the heart of your home.

Council tax band: D

Thinking of moving? Contact us on 01482 226560 to arrange your free no obligation market appraisal. We are your local, family run Estate Agents offering a personal, bespoke professional service at an unbeatable fee.

Disclaimer

-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website www.urbanpropertyhull.co.uk.

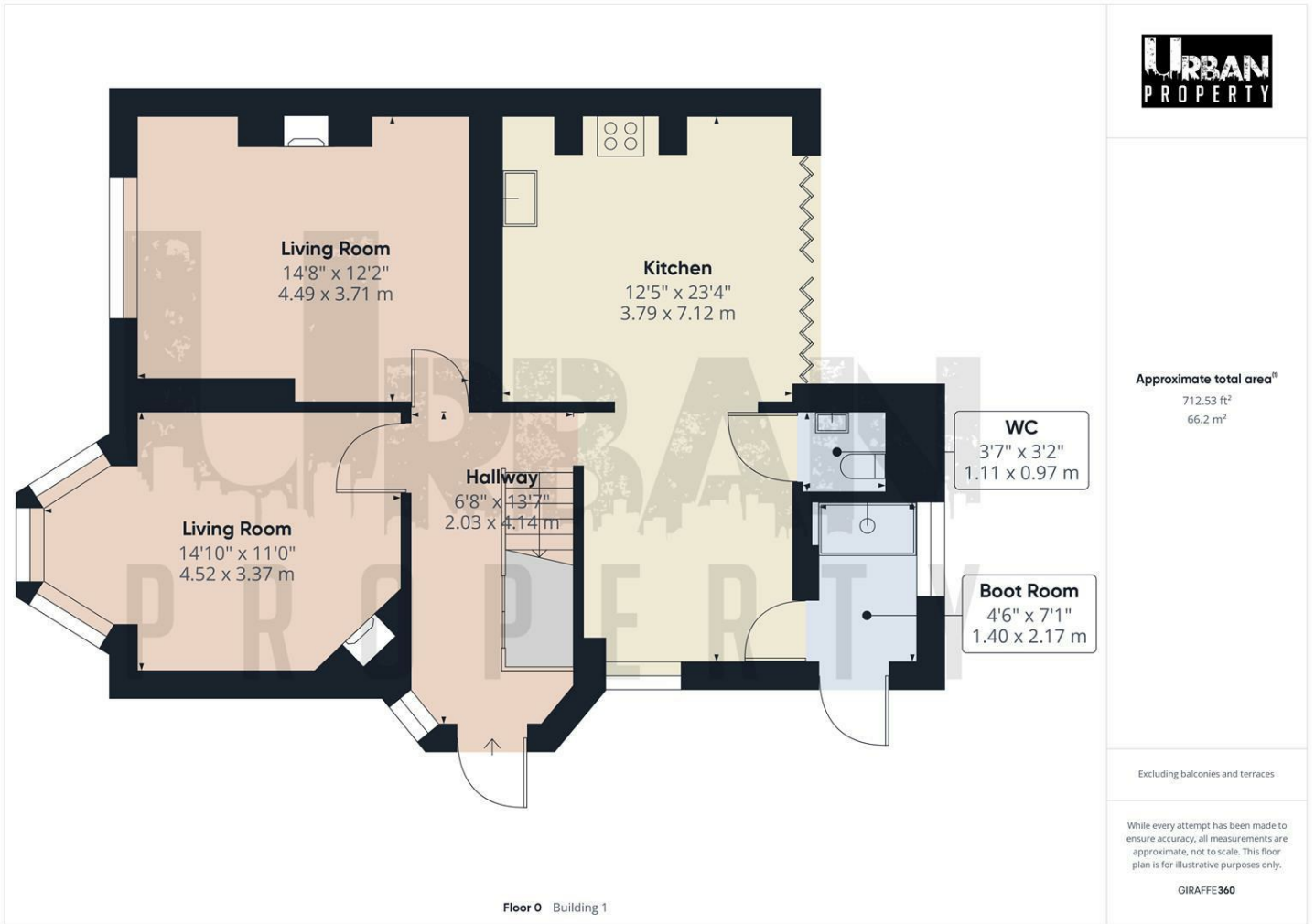
-To arrange a viewing for this property please contact Urban Property 01482 226560 356 Holderness Road Hull HU9 3DQ.

-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

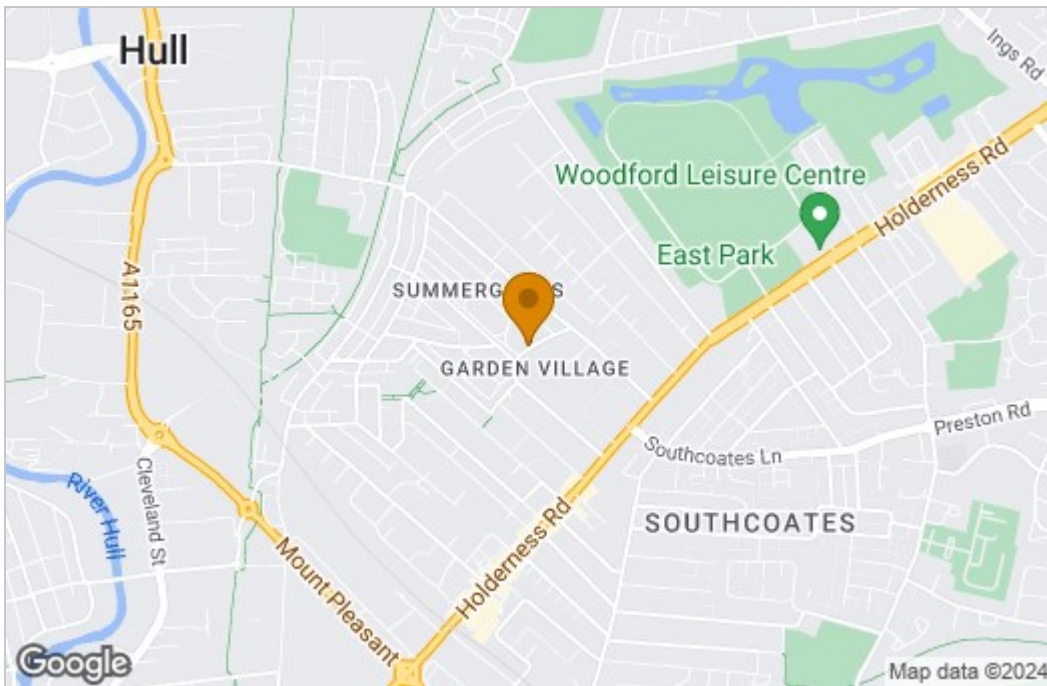
All mortgages are subject to status and valuation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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