



73 Longford Grove, Hull, HU9 4NG

Offers Over £100,000

Urban Property are pleased to welcome you to Longford Grove, a charming mid-terraced home nestled within this sought-after residential area of Hull. This property presents an excellent opportunity for those seeking a comfortable family home or an investment venture. As you step into the property, you are greeted by a welcoming hallway leading to the heart of the home. The ground floor comprises a spacious lounge, with open plan dining kitchen and downstairs wc. Moving to the first floor, the property accommodates two double sized bedrooms and modern family bathroom. Externally, the property benefits from off-street parking to the rear aspect within the rear garden, and an attractive and established front garden. This property is located within close proximity to a wealth of amenities, including shops, schools, and transport links, ensuring convenience for everyday living.

Arrange your viewing today!

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Ground Floor

Welcoming entrance hallway with carpet flooring, radiator, stairs to the first floor and door leading to:

Lounge 3.6m x 4.6m

A spacious lounge with window to the front aspect, carpet flooring, feature fire place, radiator and open plan to dining kitchen.

Downstairs wc

A useful downstairs wc, comprising of a low flush WC, wall mounted hand wash basin, radiator and wall mounted boiler.

Dining Kitchen 4.6 m x 4.5m

Modern and spacious fitted dining kitchen with window to the rear aspect, vinyl flooring, radiator, range of wall and base units with contrasting work surface and tiling to splash backs electric oven, gas hob, 1 1/4 sink unit with chrome mixer tap over, French doors to rear, stainless steel extractor , plumbing for automatic washing machine.

First Floor

Landing with carpet flooring, radiator and doors to:

Bedroom One 4.6m x 2.8m with window to the front aspect, carpet flooring, radiator and storage cupboard.

Bedroom Two 3.4m x 2.9m with window to the rear aspect, carpet flooring, radiator and storage cupboard.

Bathroom 1.6m x 2.6m

Modern wet room with windows to rear aspect, heated towel rail, mains shower with drench shower head and

hand held shower, pedestal hand wash basin, low flush wc and tiled walls.

Exterior

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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.

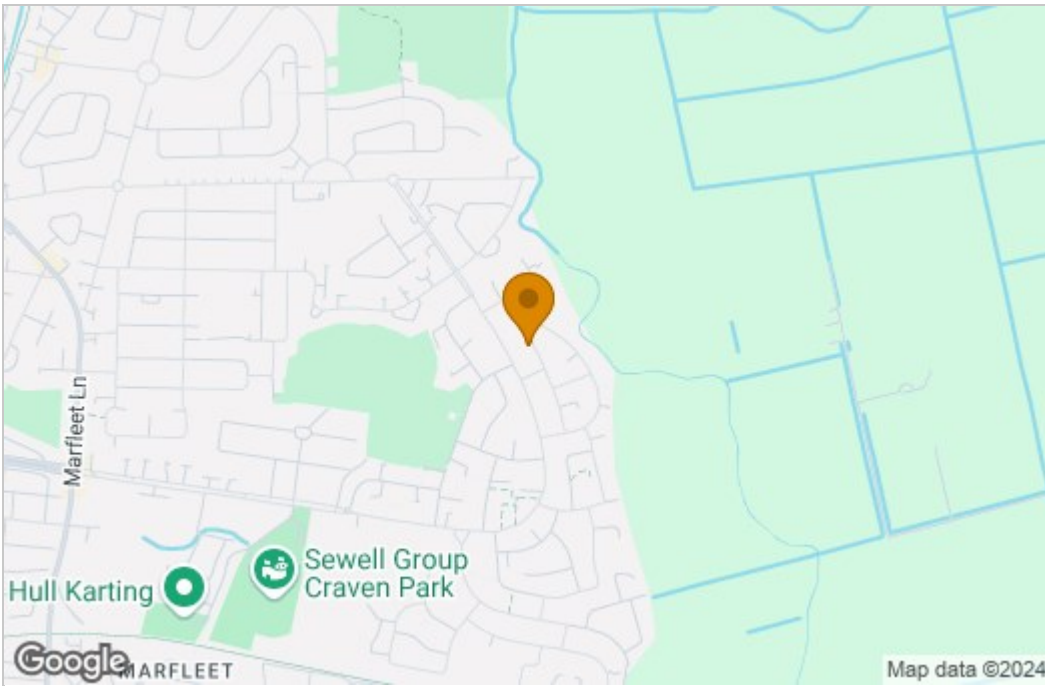
-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

All mortgages are subject to status and valuation.

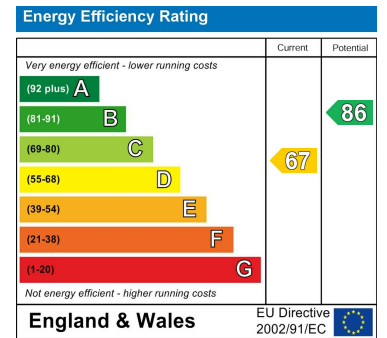
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor Plan

Area Map



Energy Efficiency Graph



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