



**2 Tanfield Grove, Hull, HU9 4PB**

**£125,000**

Brought to the market with NO CHAIN involved! This three bedroom semi detached property is an ideal family home! Benefiting from having off street parking and having modern open plan living! Situated in this popular residential area close by to local amenities and bus routes to the city centre! Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hall, open to the lounge, dining kitchen and downstairs family bathroom to the ground floor. The first floor comprises; landing and three bedrooms. To the front of the property is a well tended garden and to the rear is a fully enclosed garden with lawn and double gates providing off street parking for multiple vehicles. Arrange your viewing today!

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#### Ground floor

##### Entrance hallway

With entrance door, laminate flooring, radiator, stairs off and open plan to the lounge.

##### Lounge

With window to the front aspect, laminate flooring, radiator and leads to the modern dining kitchen.

##### Dining kitchen

With window to the rear aspect, utility area with rear door, laminate flooring, radiator, range of contemporary wall & base units, sink unit with chrome mixer tap over, integrated electric oven and microwave, gas hob and extractor over.

##### Shower Room

Modern shower room with window to the side aspect, built in low flush w/c, vanity hand wash basin and walk in shower with glass screen.

#### First floor

##### Landing

With window to side aspect and doors leading to the bedrooms.

##### Bedroom one

With two windows to the front aspect, laminate flooring and radiator.

##### Bedroom two

With window to the rear aspect, laminate flooring and radiator.

##### Bedroom three

With window to the rear aspect, laminate flooring and radiator.

#### Exterior

This property is on a large plot, to the front aspect is a well tended garden, with lawn and hedges to boundary and to the rear is a fully enclosed garden with lawn and double gates providing off street parking for multiple vehicles.

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](http://www.urbanpropertyhull.co.uk).

-To arrange a viewing for this property please contact Urban Property 01482 226560 350 Holderness Road Hull HU9 3DQ.

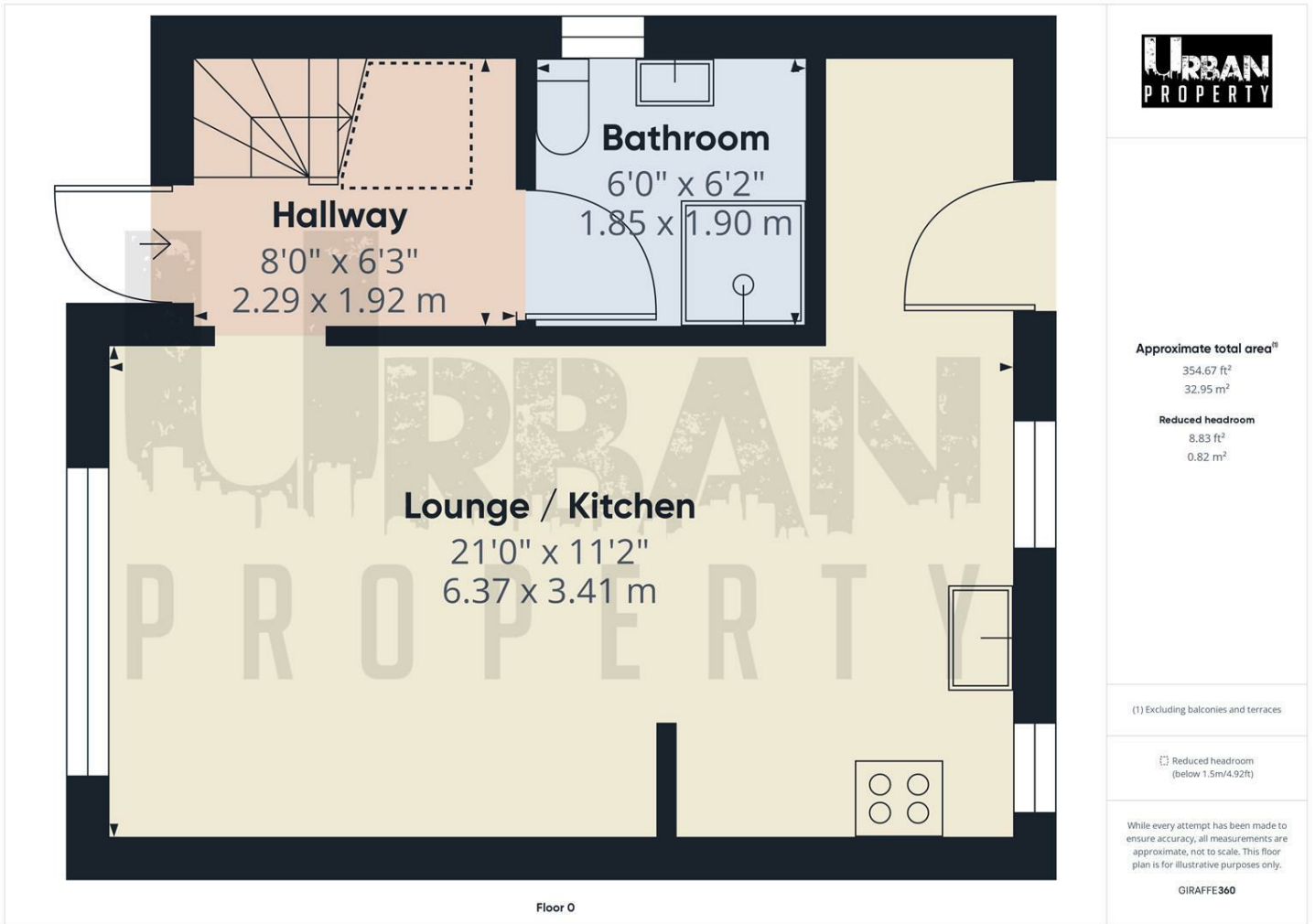
-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

All mortgages are subject to status and valuation.

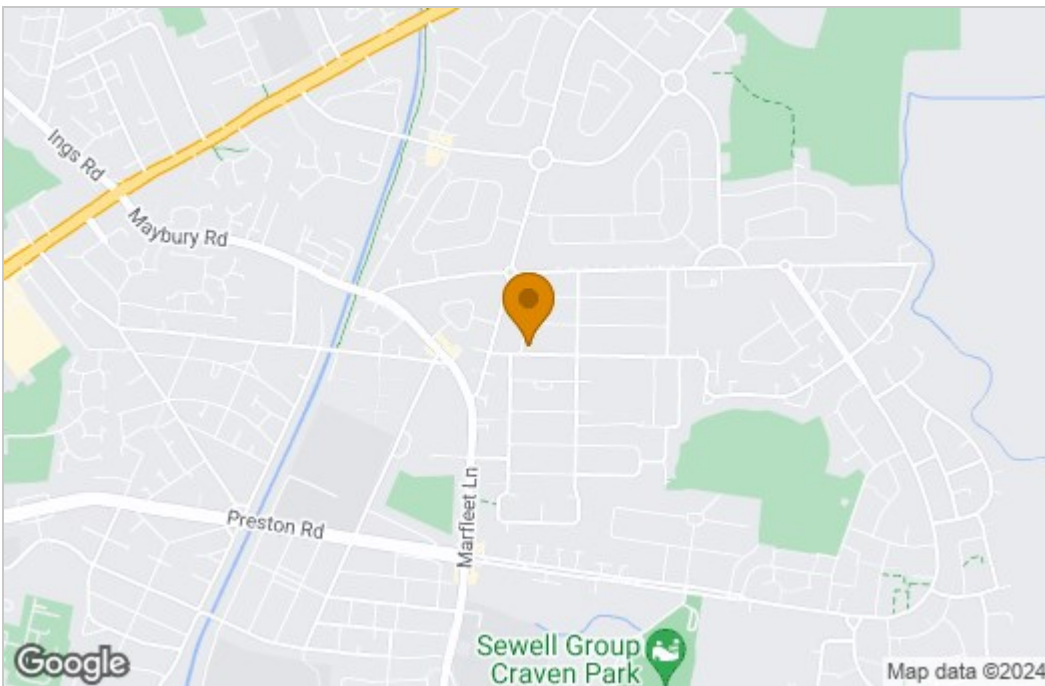
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



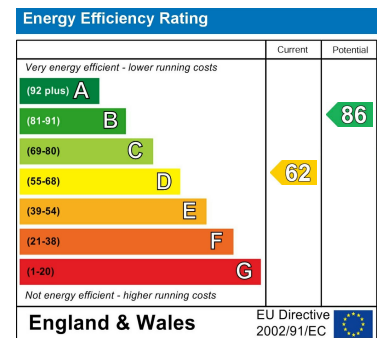
## Floor Plan



## Area Map



## Energy Efficiency Graph



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