



14 Marlowe Street, Hull, HU8 8NE

£135,000

Urban Property are delighted to present this deceptively spacious and extended three-bedroom traditional terraced property, presented to a high standard throughout. Benefiting from a useful loft space, it is situated close to the highly regarded Westcott Primary School.

This beautiful home offers spacious accommodation for the growing family, including an open-plan through lounge, second reception/dining room, and modern kitchen. It is also close to highly sought-after schools, such as Malet Lambert Secondary School. An early viewing is highly recommended to avoid disappointment for such a well-presented family home.

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Installed with double glazing and gas central heating. The ground floor of the property briefly comprises a welcoming entrance to a large through lounge, dining room, and a well-presented modern fitted kitchen. The first floor provides three bedrooms, the master bedroom with fitted wardrobes, two further bedrooms and a family bathroom. There is also stairs leading to the boarded loft space.

To the front of the property, there is a small garden leading to the entrance, and a rear garden designed for ease of maintenance with artificial grass, seating area, wooden bar, and a wooden pagoda.

Book your viewing today!

Ground Floor

Entrance

Welcoming entrance with UPVC double glazed composite front door. Open plan to lounge.

Through Lounge (7.11m x 4.35m to widest point)

A large through lounge with bay UPVC double glazed window to the front aspect, laminate flooring, radiator, and UPVC double glazed window to the rear aspect.

Dining Room (3.85m x 2.6m)

Second reception room/dining room with UPVC double glazed window to the rear aspect, radiator, vinyl flooring, boiler in cupboard. Door to:

Kitchen (2.69m x 2.45m)

A well-appointed modern fitted kitchen with a UPVC double glazed window and door to the rear aspect. Includes a range of base, wall, and drawer units with fitted work surfaces, and black composite sink with mixer tap over. Plumbing for an automatic washing machine, integrated electric oven, halogen hob, microwave, and vinyl flooring.

First Floor

Landing with doors leading to:

Bedroom One (4.35m x 3.24m)

Spacious master bedroom with UPVC double glazed bay window to the front aspect, radiator, light point, power points, modern fitted wardrobes.

Bedroom Two (2.73m x 1.61m)

Second bedroom with UPVC double glazed window to the rear aspect, light point, and power points.

Bedroom Three (2.65m x 1.56m)

UPVC double glazed window to the rear aspect, light point, power points, radiator, and laminate flooring.

Bathroom (1.98m x 1.76m)

Contemporary family bathroom with UPVC double glazed window to the side aspect, white three-piece suite comprising panelled corner bath with mains drench shower over, pedestal wash basin, and a low flush W.C., chrome heated towel rail, and tiling to walls.

Loft Space (3.96m x 3.23m)

A spacious boarded loft space with inset lighting, power points, and Velux window to the rear aspect.

Exterior

To the front of the property, there is a small garden leading to the entrance, and a rear garden designed for ease of maintenance with artificial grass, seating area, wooden bar, and a wooden pagoda.

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.

Room measurements in these particulars are only approximations and are taken to the widest point.

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 property's details on our website www.urbanpropertyhull.co.uk.

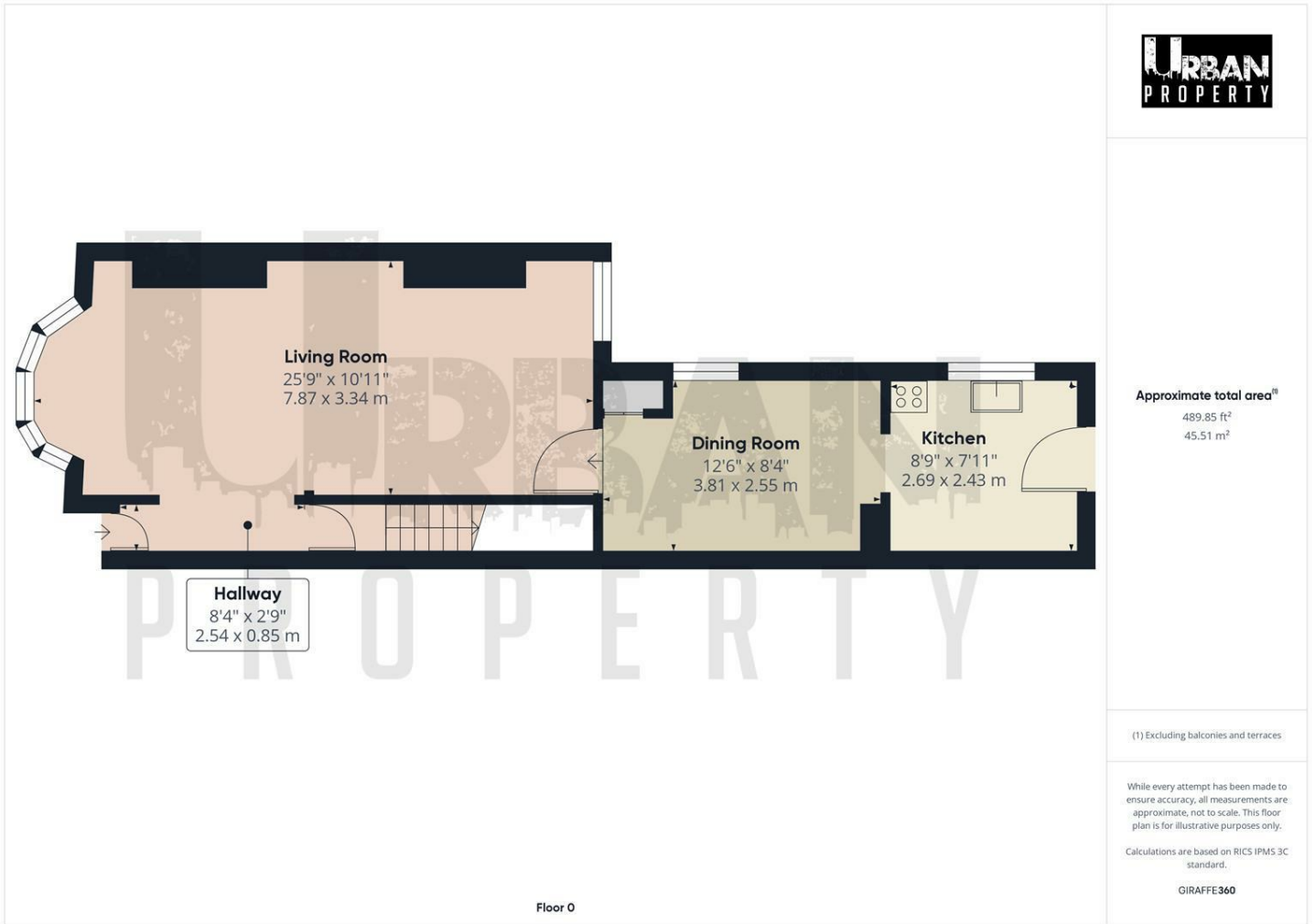
To arrange a viewing for this property, please contact Urban Property 01482 226560.

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

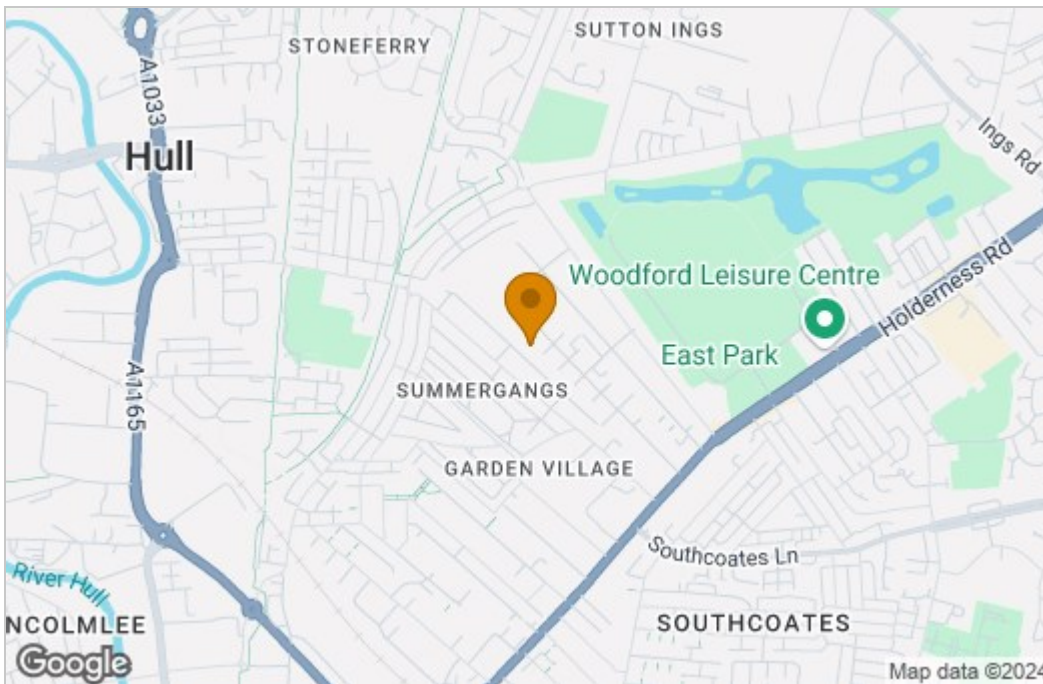
details. All mortgages are subject to status and valuation.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

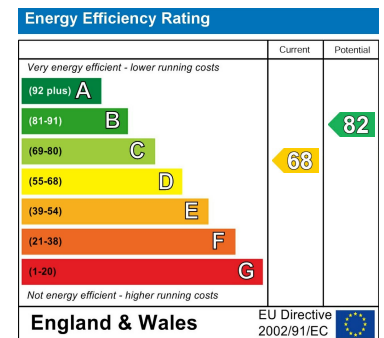
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.