



## 33 Mirfield Grove, Kingston Upon Hull, HU9 4QS

**£115,000**

Brought to the market with No Chain Involved! This three bedroom mid terraced property is situated in this popular residential location close by to local amenities and bus routes to the city centre. Accommodation briefly comprises; entrance porch, hallway, spacious through lounge and fitted kitchen to the ground floor. The first floor comprises; landing, three bedrooms, bathroom and separate wc. This property is installed with gas central heating and double glazing and requires some modernisation. To the exterior is a front garden providing a well tended lawn (potential for driveway subject to approval) and to the rear is a large fully enclosed garden with attractive paved area, lawn and brick built storage shed. Viewing highly recommended!

Brought to the market with No Chain Involved! This three bedroom mid terraced property is situated in this popular residential location close by to local amenities and bus routes to the city centre. Accommodation briefly comprises; entrance porch, hallway, spacious through lounge and fitted kitchen to the ground floor. The first floor comprises; landing, three bedrooms, bathroom and separate wc. This property is installed with gas central heating and double glazing and requires some modernisation. To the exterior is a front garden providing a well tended lawn (potential for driveway subject to approval) and to the rear is a large fully enclosed garden with attractive paved area, lawn and brick built storage shed. Viewing highly recommended!

Council tax band: A  
Freehold

#### Ground floor

Upvc double glazed entrance Porch to:

Hallway  
Carpet flooring and stairs off.

Through Lounge  
With bay window to the front, carpet flooring, feature fire place, radiator and sliding door to the rear.

Kitchen  
With window to the rear, carpet flooring, radiator, range of wall & base units with contrasting works surface, 1 1/4 stainless steel sink unit with chrome mixer tap over, plumbing for automatic washing machine, space for cooker and door to rear.

#### First floor

Landing  
With doors to:

Bedroom one  
With window to the front, carpet flooring and radiator.

Bedroom two  
With window to the rear, carpet flooring and radiator.

Bedroom three  
With window to the front, carpet flooring and radiator.

Bathroom  
With window to the rear, pedestal hand wash basin and panel enclosed bath.

W/C

With window to the rear and low flush w/c.

#### Exterior

To the exterior is a front garden majority laid to lawn, (potential for driveway subject to approval) and a fully enclosed rear garden with lawn and storage sheds.

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.

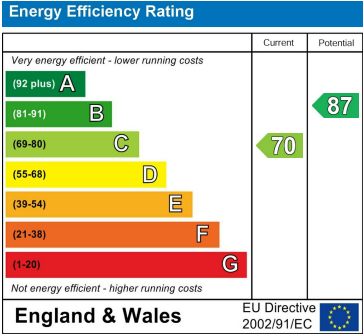
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.