



Murrayfield Road, Hull, HU5

Guide Price £210,000 - £215,000





















# Murrayfield Road, Hull, HU5

This beautifully presented mid-terraced property is on the market and ready for you to move in! The ground floor briefly comprises an entrance hall, lounge, kitchen/diner, a convenient utility room, and a downstairs WC. Upstairs, you'll find three bedrooms and a bathroom on the first floor. The second floor features a loft room, currently utilized as a bedroom. Outside, there's a rear garden with a summer house and a gated driveway.

**FANTASTIC LOCATION!** Situated down the popular Murrayfield Road just off Chanterlands Avenue close to local amenities, shops and well-regarded schools such as Kelvin Hall, Bricknell Primary School and also Wyke College. There are excellent transport links and regular bus routes to and from the Hull City Centre and surrounding areas.

## KEY FEATURES

- MID-TERRACED
- 3 BEDROOMS
- LOFT ROOM
- DRIVEWAY
- BEAUTIFULLY PRESENTED THROUGHOUT
- GREAT LOCATION

# DETAILS

## Entrance Hall

With laminate flooring, radiator, stairs leading to the first floor, understairs cupboard with storage space and coat rack. Doors leading to the lounge and kitchen/diner.

## Lounge

With laminate flooring, radiator, double glazed window, radiator and open fire.

## Dining Area

With laminate flooring, multifuel burner, 2 radiators, patio doors leading to the rear garden, breakfast bar and open arch leading to the kitchen.

## Kitchen

With laminate flooring, wood work surfaces, newly fitted Ideal Standard combi boiler with 5 year transferable warranty, integrated fridge-freezer, dishwasher and Belfast sink with pull-out tap. Double glazed window, hob, extractor fan, double oven and door leading to the utility.

## Utility Room

With laminate flooring, plumbing for washing machine and dryer, radiator, doors leading to the downstairs WC and rear garden.

## Downstairs WC

With laminate flooring, WC and wash hand basin.

## Bedroom 1

With laminate flooring, radiator, aerial point, double glazed windows and fitted wardrobes.

## Bedroom 2

With carpet flooring, radiator, aerial point and double glazed

window.

## Bedroom 3

With carpet flooring, radiator and double glazed window.

## Bathroom

With tiled flooring, bath tub, shower attachment, towel radiator, wash hand vanity unit, WC and double glazed window.

## Loft Room

With carpet flooring, aerial point, radiator, double glazed window and eaves of storage either side.

## Outside

Outside, there's a rear garden with a summer house and shed, both with electrics. Gated driveway to the front aspect.

## Viewings

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

## Fixtures & Fittings

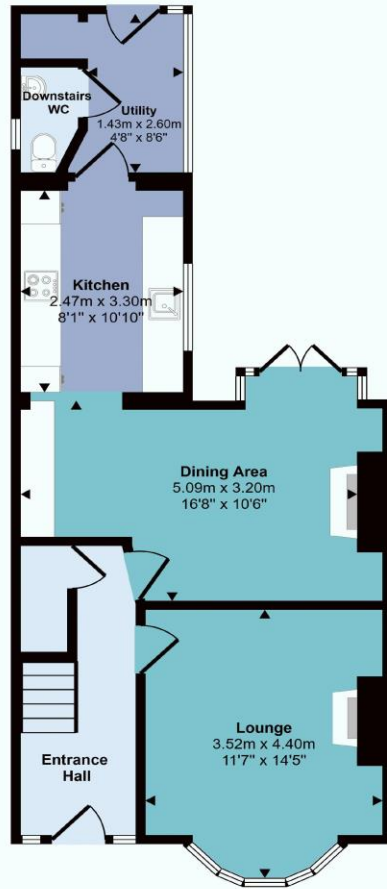
Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

## Free Mortgage Consultations

At Wigwam Homes we have our own independent mortgage advisors with access to over 90 lenders. With so many mortgage products on the market, an independent advisor can show you all the various options and help you discover which one is right for you. We can also help with any property, income and personal insurances which you may need to complete your mortgage application.

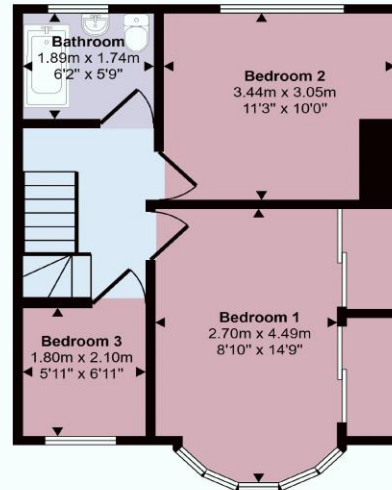


Approx Gross Internal Area  
113 sq m / 1216 sq ft

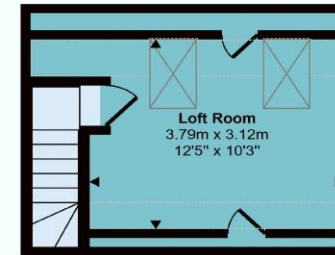


Ground Floor  
Approx 55 sq m / 593 sq ft

Denotes head height below 1.5m



First Floor  
Approx 40 sq m / 428 sq ft



Second Floor  
Approx 18 sq m / 195 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.