



Maybury Road, Hull, HU9 3LB

Asking Price £250,000













# Maybury Road, Hull, HU9

This modern detached family home is now on the market, showcasing impeccable presentation throughout. The ground floor features a welcoming entrance hall, a stylish kitchen/diner perfect for entertaining, a spacious lounge for relaxation, and a convenient downstairs WC. Ascend to the upper level to discover four generous bedrooms, including a luxurious en-suite, along with a beautifully appointed family bathroom. Outside, the property offers a delightful garden, a driveway, and a garage, providing both functionality and charm.

This family home is a rare find, combining spacious living areas, beautiful gardens, and a prime location, making it the perfect home! It is literally ready to move straight into! Don't waste anytime, you do not want to miss out on this fantastic opportunity!

Located just off Holderness Road, this property is in close proximity to a variety of amenities and well-regarded schools, such as Griffin Primary School and The Marvell College. Additionally, the property benefits from excellent bus routes to and from Hull City Centre, as well as surrounding areas.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY FEATURES

- DETACHED
- 4 BEDROOMS
- GARAGE
- DRIVWAY
- 2 BATHROOMS
- CLOSE TO AMENITIES

# DETAILS

## Entrance Hall

With carpet flooring, radiator, stairs leading to the first floor, doors leading to the bathroom , kitchen/diner and lounge.

## Downstairs WC

With tiled flooring, WC, radiator and wash hand pedestal basin.

## Bedroom 1

With carpet flooring, radiator, fitted wardrobes, double glazed window and door leading to the en-suite.

## En-suite

With tiled flooring, shower cubicle, WC, towel radiator, wash hand pedestal basin and double glazed window.

## Bedroom 2

With carpet flooring, radiator and double glazed window.

## Bedroom 3

With carpet flooring, double glazed windows and radiator.

## Bedroom 4

With carpet flooring, double glazed windows and radiator.

## Bathroom

With tiled flooring, wash hand pedestal basin, WC, double glazed window, bath cubicle, shower attachment and towel radiator.

## Outside

Outside, the property offers a delightful garden, a driveway,

and a garage, providing both functionality and charm.

## 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 Market Appraisals / Property Valuations

We at Wigwam Homes are delighted to offer any homeowner a FREE no obligation valuation on your property. Call today to book! Interested in selling? We offer zero tie-in periods and no-sale NO-fee! Call us now on 01482 50 51 52 to book a valuation.

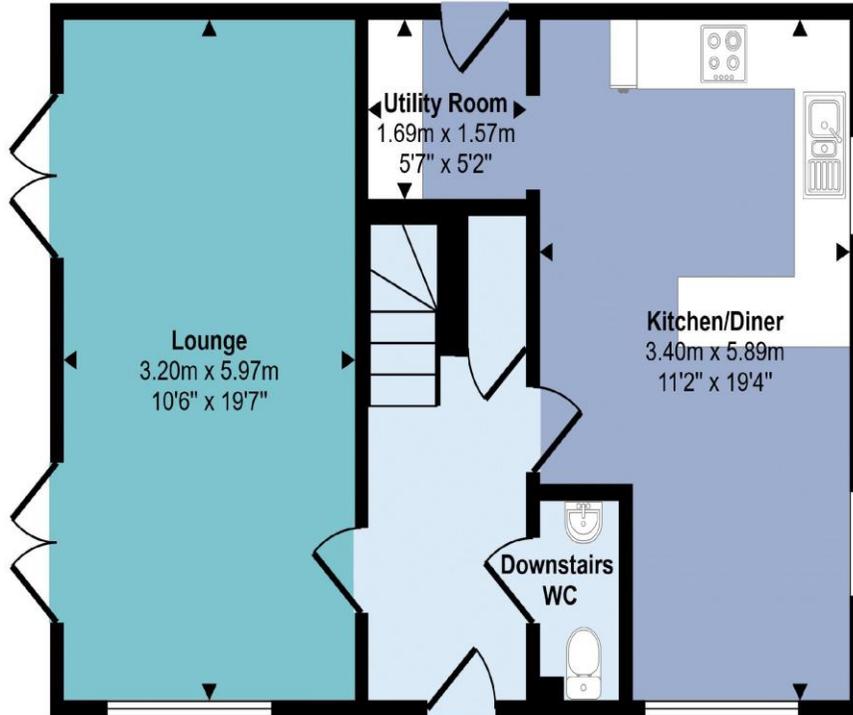
## Free Mortgage Consultations

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.

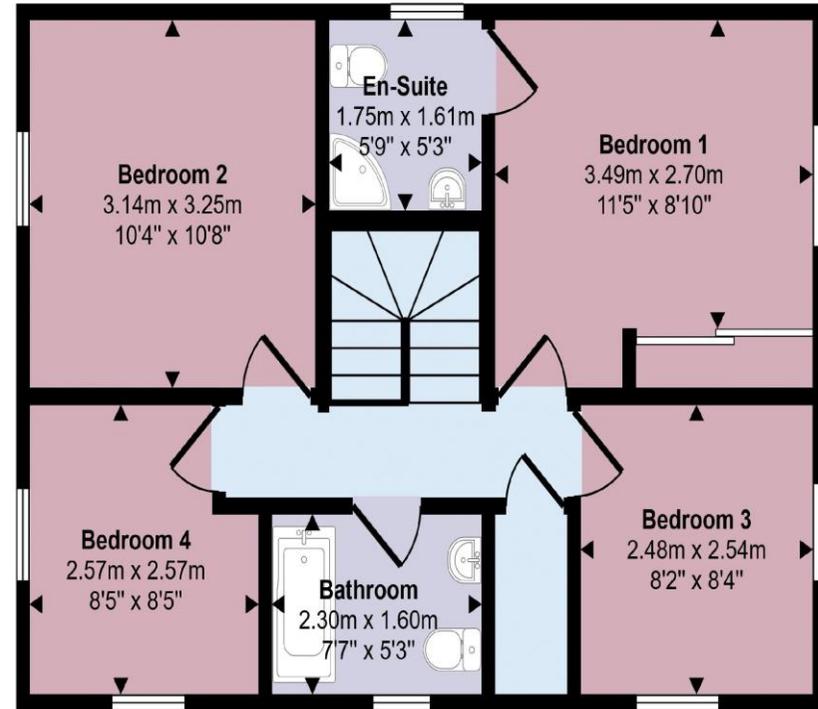
## About Us

At Wigwam Homes we take pride in the success we achieve for our clients. Whether it is selling your properties, finding your forever home, searching for a long-term rental investment or looking to profit from onward selling, the Wigwam team is here to guide you through the housing market.

Approx Gross Internal Area  
103 sq m / 1105 sq ft



Ground Floor  
Approx 51 sq m / 552 sq ft



First Floor  
Approx 51 sq m / 553 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.