



## Marsdale

Hull, HU7 4AH

- \*\*NO CHAIN\*\*
- Practical Fitted Kitchen
- Loft Space
- Great Schools Nearby
- 3 Bedroom Terraced Home
- Spacious Lounge
- Large Garage
- Popular Area

Asking price £135,000





This attractive three-bedroom terraced home on Marsdale, Sutton Park, offers spacious living with a modern layout and decor, making it an excellent choice for buyers.

The property briefly comprises entrance hall leading into a generous through lounge and dining area, perfect for both everyday living and entertaining. The open-plan layout allows natural light to flow through, creating a bright and airy space. There is a practical fitted kitchen with ample storage, work surfaces, and space for appliances. With 3 bedrooms and a loft space, currently used as a bedroom, along with a stylish family bathroom with a three-piece suite with overhead rainfall shower.

Sutton Park is a popular residential area, the property is within walking distance of Sutton Park Primary School and catchment for Kingswood Academy Secondary School.

There is a local Sainsbury's supermarket, alongside takeaways, shops, and a doctor's surgery nearby. Kingswood Retail Park is a short drive away, providing multiple shopping and entertainment options including supermarkets, cinema, leisure facilities and restaurants.

This property is perfect for first-time buyers, families, or investors alike and is offered with no onward chain.

Contact us now to arrange your viewing!



### Entrance Hall

Bright and welcoming entrance hall with stairs leading to the first floor and doors leading to the lounge and the kitchen. With laminate flooring, uPVC front door and radiator.

### Lounge

11'3" x 13'9"

A spacious, open-plan living area with sliding patio doors leading to the garden, allowing natural light to flood through. This versatile space easily accommodates both a lounge and a dining area, making it ideal for family living or entertaining guests. With carpet flooring and radiator.

### Dining Area

8'0" x 8'9"

With uPVC window, laminate flooring and radiator. Door leading to the kitchen.

### Kitchen

8'9" x 11'6"

Practical fitted kitchen with a range of wall and base units, black worktops, and tiled splashbacks. There is ample room for appliances and direct access out to the garden and garage.

### Bedroom 1

9'8" x 12'4"

A generous double bedroom located to the front of the property, with carpet flooring and radiator.

### Bedroom 2

10'2" x 10'2"

Another good-sized double bedroom with storage cupboard, carpet flooring and radiator.

### Bedroom 3

7'4" x 6'2"

A well-proportioned single bedroom, perfect as a child's room, nursery, or home office.

### Bathroom

6'7" x 5'2"

Stylishly decorated family bathroom comprising pedestal sink basin, w.c., bath and overhead rainfall shower. With lino flooring and towel radiator.

### Loft Space

11'4" x 10'1"

Fully boarded loft space with stair access, carpet flooring and Velux-style window.

### Garage

8'9" x 17'2"

Large brick built garage with uPVC door providing side access, uPVC window and an up and over door to the front.

### External

With gardens to the front and rear of the property, with gate access to the both.

### Additional Information

- Tenure type - Freehold
- Local Authority - Hull City Council
- Council tax band - A
- Energy performance certificate rating (EPC) -
- Services - Mains water, electricity, gas and drainage are connected to the property

### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

### Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations.

Please get in touch and we will arrange a no-obligation property appraisal.

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Mortgages

Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

### Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

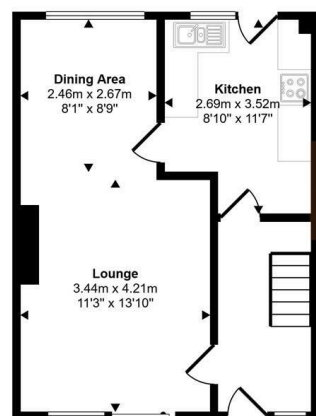




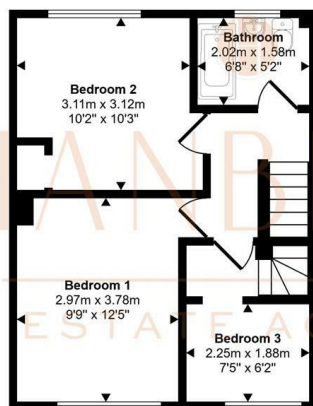
Local Authority **Hull City Council**  
Council Tax Band **A**  
EPC Rating **C**



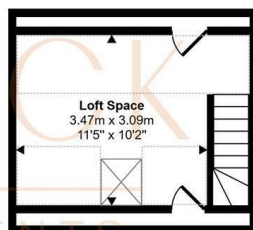
Approx Gross Internal Area  
105 sq m / 1132 sq ft



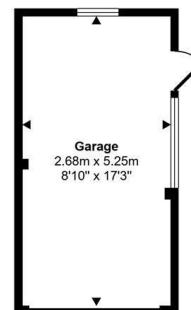
Ground Floor  
Approx 37 sq m / 402 sq ft



First Floor  
Approx 38 sq m / 405 sq ft



Second Floor  
Approx 16 sq m / 173 sq ft



Garage  
Approx 14 sq m / 152 sq ft

Denotes head height below 1.5m

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.

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