

35 Marydene Drive

Hull

HU6 7TB

Guide Price £250,000

We offer onto the market this 3 Bedroom semi detached house which stands in an outstanding garden of approx 1/3 of an acre which must be viewed to take in the position it boasts down this very appealing cul-de-sac of similar properties though this being the largest plot by far. Benefits include gas radiator central heating, uPVC double glazing and a private drive provides good vehicular parking leading on to a Detached Garage. Briefly the accommodation includes Entrance Reception, 28' long Lounge + Dining Area, fitted Kitchen and on the first floor, 3 Bedrooms and Bathroom/WC. Situated in this very popular and convenient location which is offered with NO CHAIN INVOLVED.



Property Features

- Appealing Semi Detached House
- 3 Bedrooms
- Stunning Garden Approx 1/3 of an Acre
- Gas Central Heating/uPVC Double Glazing
- Private Drive + Detached Garage
- Great Position in Cul-De-Sac Setting
- Must Be Viewed
- No Chain Involved

Full Description

LOCATION

The property is situated off Inglemire Lane and in this sought-after road being close to local facilities including good schooling, public transport and for local shops etc down Newland Avenue. Also convenient for Hull University and travelling distance to Hull city centre itself.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE RECEPTION

With a uPVC obscured double glazed entry door and side window, staircase leading to the first floor with understairs cupboard, single central heating radiator.

LOUNGE + DINING AREA

28' 0" x 12' 10" (8.53m x 3.91m)

Measurement narrows to 8'1. With uPVC double glazed bay window overlooking the front and further side and rear windows, chimney breast with raised hearth and living coal flame gas fire, part cornice to the ceiling, TV point, arch feature and two double central heating radiators.

FITTED KITCHEN

12' 4" x 10' 11" (3.76m x 3.33m)

With a stainless steel sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas, uPVC double glazed window which overlooks the rear, boiler serving central heating and hot water, electric cooker point, uPVC double glazed door which leads to the rear garden.

FIRST FLOOR

LANDING

With access to the roof void area, built-in cupboard.

BEDROOM 1

15' 5" x 10' 9" (4.7m x 3.28m)

With uPVC double glazed bay window which overlooks the front, further uPVC double glazed window to the side, double central heating radiator.

BEDROOM 2

11' 0" x 10' 11" (3.35m x 3.33m)

With uPVC double glazed windows which overlook the side and rear, built-in wardrobe, single central heating radiator.

BEDROOM 3

9' 6" x 9' 0" (2.9m x 2.74m)

With uPVC double glazed window which overlooks the front, fitted



Full Description

single bed unit, single central heating radiator.

BATHROOM/WC

8' 7" x 8' 3" (2.62m x 2.51m)

With a panelled bath having handle grips, mixer tap and shower attached, pedestal wash hand basin with mixer tap, low level WC, uPVC obscured double glazed window which overlooks the rear, cornice to the ceiling, single central heating radiator, built-in airing cupboard housing lagged tank.

OUTSIDE

The property stands at the bottom of a cul-de-sac position. The front garden is low-maintenance with various shrubs and bushes with low walling. There is a private side drive providing good vehicular parking which leads to a brick-built Detached Garage with entry door accessed via two wrought-iron gates. There is a side garden area which adjoins the waters edge which has a seating area with park bench. To the rear of the property there is a side arch feature which leads to a patio and two brick-built stores (external tap connected), which leads to a stunning garden. There are a number of mature trees including a large weeping willow close to the waters edge also a large beech tree standing above the others of a size and shape suitable for a treehouse. There is also a small rockery with high pond that trickles water down to a lower one although empty at the moment and requiring a small pump.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

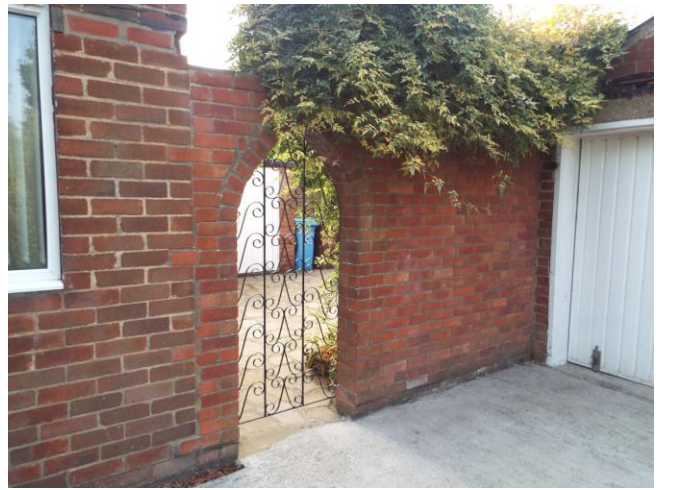
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Monday to Friday 9am to 5pm
Saturday 10am to 1pm.









DRAFT FLOOR PLAN - AWAITING FLOOR PLAN

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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