









Welcome to

Marydene Drive, Hull

Situated in this ever-popular location, the property is close to the local Primary and Secondary school and also Hull University.













Entrance Hall

Double glazed entrance door to the front, understairs cupboard and a radiator.

Lounge

17' 1" max x 12' 7" max (5.21m max x 3.84m max) Double glazed bay window to the front, feature fire surround, gas fire, radiator and double glazed window to the side.

Kitchen/ Diner

12' $\max x$ 19' 8" $\max (3.66m \max x 5.99m \max)$ Fitted kitchen with a range of shaker style wall and base units, 4 ring gas hob with hood over, integrated double oven, integrated fridge freezer, ceramic style sink, two radiators, breakfast bar, picture window to the sun room and double glazed window to the side.

Sun Room

12' 11" max x 18' 11" max (3.94m max x 5.77m max) Double glazed sliding doors to the rear, two double glazed windows to the rear, double glazed door to the side, two skylights, two radiators and a storage cupboard.

Landing

Access to the loft.

Bedroom 1

15' 10" max x 10' 7" max (4.83m max x 3.23m max) Double glazed bay window to the front, fitted wardrobes and a radiator.

Bedroom 2

12' 5" $\max x$ 10' 7" $\max (3.78 \text{m max x } 3.23 \text{m max})$ Double glazed window to the rear, fitted wardrobes and a radiator.

Bedroom 3

9' 4" x 8' 9" (2.84m x 2.67m)

Double glazed window to the front and a radiator.

Bathroom

Bathroom with panelled bath with shower over, low level W/C, bidet, pedestal wash hand basin, radiator, storage cupboard, tiled walls and two double glazed windows to the rear.

Front Garden

Lawned front garden with driveway.

Rear Garden

Paved patio area, lawned area, garden shed and fence surround.

Garage

16' x 8' 3" (4.88m x 2.51m)

Overhead manual door to the front, single glazed door to the side and single glazed window to the rear.





Welcome to

Marydene Drive, Hull

- No Chain
- Vacant Possession
- **Highly Sought After Location**
- **Extended Property**
- Driveway And Garage

Tenure: Freehold EPC Rating: D

£240,000

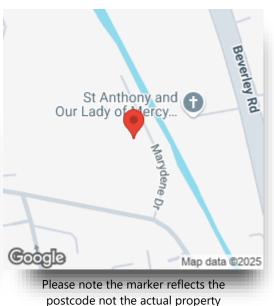
Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.









view this property online williamhbrown.co.uk/Property/NEA119468



Property Ref: NEA119468 - 0008 1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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