



**Marydene Drive, Hull HU6 7TB**



**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 ( 3.78m max x 3.23m 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.



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## **Marydene Drive, Hull**

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

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

### **directions to this property:**

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

offers in excess of

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA119468 - 0010

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