



5 Maple Grove, Garden Village, Hull, East Yorkshire, HU8 8PL

- Well Presented Three Bedroom Semi Detached Family House
- Entrance Hall with Cloakroom WC
- Fitted Breakfast Kitchen
- Bathroom with Four Piece Suite
- Off Road Rear Parking and Garage with Workshop/Store
- Garden Village Location
- Snug and Lounge Diner
- Three First Floor Bedrooms
- Delightful Gardens
- Gas Fired Central Heating System and Double Glazing

Offers In The Region Of £325,000



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5 Maple Grove, Garden Village, Hull, East Yorkshire, HU8 8PL

Welcome to Maple Grove, Garden Village, Hull - a charming location that could be your next home sweet home! This delightful semi-detached house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there's plenty of space for the whole family to unwind and recharge.

Situated in an established neighbourhood, this property offers a pleasant retreat from the hustle and bustle of city life. The bathroom provides a convenient space for your daily routines, ensuring comfort and functionality.

One of the standout features of this property is the established and well maintained gardens along with parking space at the rear and access to the garage. Whether you're a growing family or a couple looking to settle down, this house offers the perfect blend of comfort and practicality.

Don't miss out on the opportunity to make Maple Grove your new address - come and experience the warmth and charm this property has to offer!

Location

Situated in the heart of the area known as the Garden Village in East Hull, with access to nearby amenities along Holderness Road including a host of shops, East Park, the Woodford Leisure Centre and supermarket.

Entrance Hall

Main wooden entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation with under stairs cupboard which houses the gas fired central heating boiler. Wood block flooring, radiator and access into the ground floor rooms off.

Cloakroom WC

7'0" x 3'6" (2.151m x 1.082m)

Suite of WC and wash hand basin, part tiled walls, towel rail radiator, wood block flooring and extractor fan.

Sung

11'1" x 10'11" extends to 15'1" into bay (3.384m x 3.343m extends to 4.609m into bay)

Bay window to the front elevation with radiator beneath, fireplace.

Lounge Diner

10'10" x 27'8" (3.322m x 8.436m)

A lovely open plan room with window to the front elevation and French doors to the rear, fireplace with open fire provision, two radiators and built in cupboard with drawers.

Breakfast Kitchen

10'11" x 16'9" (3.345m x 5.120m)

Fitted with a generous range of matching base and wall units with contrasting work surfaces over with single drainer sink unit with mixer tap. Appliances of oven and hob with hood over, dishwasher, washing machine, fridge and freezer. Windows to the side and rear elevations, entrance door to the garden and tiled flooring.

First Floor Landing

Windows to the side elevation, access to all rooms off.

Bedroom One

12'2" max x 17'0" max (3.713m max x 5.204m max)

Window to the front elevation, radiator and ladder access to part boarded loft space.

Bedroom Two

11'0" x 11'0" extends to 15'8" into bay (3.378m x 3.361m extends to 4.783m into bay)

Window to the front elevation and radiator.

Bedroom Three

10'7" x 9'0" to back of wardrobe (3.233m x 2.747m to back of wardrobe)

Window to the rear elevation, radiator and wardrobe with sliding doors and top cupboards over.

Bathroom

12'1" x 6'1" extends to 7'11" (3.694m x 1.864m extends to 2.426m)

Containing a four piece suite of bath, good size shower cubicle, wash hand basin and WC.

Window to the rear elevation, tiling to the walls and wooden effect flooring.



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Outside

A lovely feature of this property are the delightful well maintained gardens. The front features a block paved pathway which provides access to the main entrance door and rear of the property. The rear garden is laid mainly to lawn with block and paved areas which provide patio and seating areas. Established borders with plants, bushes and shrubs. At the far end of the garden there can be found the garage with workshop/store area and off road parking provision. The garage is accessed from the ten foot at the rear.

Garage

10'7" x 22'1" (3.246m x 6.733m)

With up and over door, light and power and having a partitioned area suitable for bike storage. Wide side access pedestrian door.

Workshop/Store

10'10" x 5'7" (3.318m x 1.712m)

With light, power, rear window and pedestrian door.

Energy Performance Certificate

The current energy rating on the property is C (71).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band D for Council Tax purposes. Local Authority Reference Number 0019024300050A. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have not been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



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Ground Floor



First Floor



Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

5 Maple Grove, Hull

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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