



Longford Grove

Hull, HU9 4NA

- Two Bedrooms
- Immaculate Throughout
- Stunning Lounge
- Popular Location
- Close to Local Amenities
- End Terraced
- Stylish Kitchen
- Great Sized Bedrooms
- Perfect for First Time Buyers
- Viewing Highly Recommended

Offers in excess of £120,000

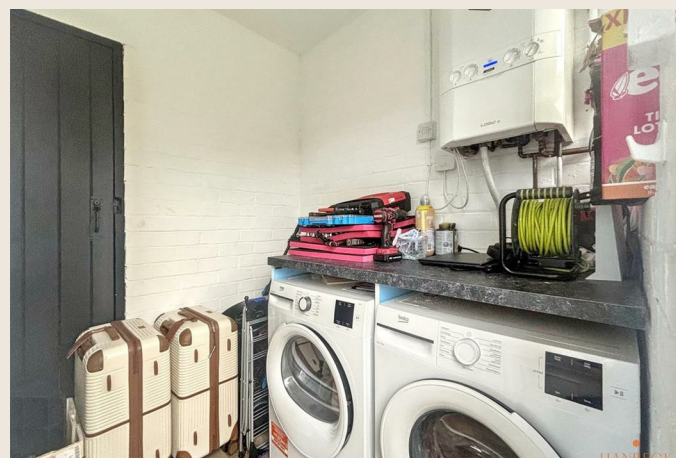




This beautifully presented two-bedroom end-terraced home offers a fantastic opportunity for a range of buyers, in a popular location.

Finished to a high standard throughout, the property boasts stylish, modern décor and has been lovingly maintained, creating a warm and inviting living space that is truly ready to move straight into. The accommodation briefly comprises a comfortable lounge, a well-appointed kitchen, two generously sized bedrooms, and a contemporary bathroom.

Externally, the end-terrace position provides added privacy along with outdoor space ideal for relaxing or entertaining. There is also a convenient utility area providing the perfect space for storage and a washing machine / tumble dryer.



This property would make an ideal purchase for first-time buyers looking to step onto the ladder, investors seeking a ready-made rental opportunity, or those looking to downsize without compromising on quality.

Early viewing is highly recommended to fully appreciate all that this gorgeous home has to offer.

Entrance Hall

Welcoming entrance hall providing access into the main living area and staircase to the first floor. Finished in neutral tones that set the standard for the rest of the home.

Lounge

14'9" x 11'8"

An inviting living space, beautifully decorated with a modern finish. A perfect room for relaxing or entertaining, with plenty of natural light enhancing the sense of space.

Kitchen / Diner

11'10" x 8'4"

Stylish and well-appointed kitchen fitted with a range of contemporary units and work surfaces. Offering ample storage and preparation space, this is a practical yet attractive area ideal for everyday living.

Utility Area

5'9" x 5'9"

Accessed via the rear garden, the utility area is a practical space housing laundry appliances and fitted with work surface for added functionality.

Bedroom 1

14'8" x 9'1"

A generously sized main bedroom, tastefully decorated and offering plenty of space for furnishings. A relaxing and comfortable retreat.

Bedroom 2

9'3" x 10'11"

This room, currently arranged as a walk-in wardrobe, provides ample storage space with open shelving and hanging rails.

Bathroom

8'2" x 5'3"

Modern and contemporary bathroom featuring a rainfall style shower, bath, vanity unit with a basin and toilet, and towel style radiator. The room is well-lit by natural light from two frosted windows which also provides privacy.

Rear Garden

The rear garden offers a private and enclosed outdoor space with a lawn, bordered by hedging and fencing. A paved patio area provides a perfect spot for seating or outdoor dining, making it ideal for relaxing or entertaining in a peaceful setting.

Front External

The property has a front and side lawned garden, with a fence around, and a gate providing access into the area. There is also a side alley leading to the rear garden, with gate access.

Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - C
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

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.

Viewings

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

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.

Money Laundering Regulations

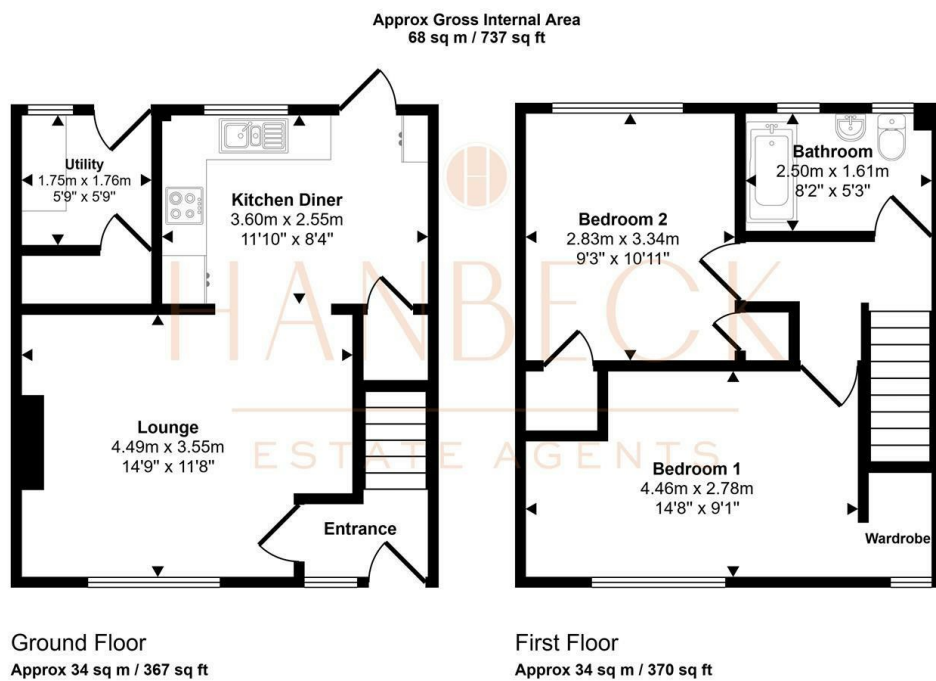
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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.



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



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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