



Maplewood Avenue

Hull, HU5 5YE

- Two Bedrooms
- Spacious Lounge
- Detached Garage
- Good Transport Links
- Perfect for First Time Buyers
- End-Terraced Home
- Kitchen/Diner
- Close to Local Amenities
- Popular Residential Area
- Viewing Highly Recommended

Asking price £155,000





Situated within a popular and quiet residential area, this well-positioned two bedroom end terraced house on Maplewood Avenue offers a fantastic opportunity for first-time buyers, couples, small families or investors alike. The property provides well-proportioned accommodation throughout, with a practical layout and low-maintenance gardens to both the front and rear.

The ground floor comprises a welcoming lounge, providing a comfortable space to relax and unwind, together with a kitchen diner offering plenty of room for both everyday dining and entertaining.

To the first floor are two good-sized bedrooms, along with a family bathroom. Both bedrooms provide useful accommodation and offer flexibility depending on the needs of the new owner.

Externally, the property benefits from on-street parking and a low-maintenance front garden, which is laid with artificial grass. To the rear is a fully paved garden, ideal for easy maintenance and outdoor seating, along with a detached single garage providing valuable additional storage or parking space.

Located within a popular residential setting, this property offers a great balance of comfortable accommodation, practical outdoor space and convenient living. Early viewing is highly recommended to appreciate the accommodation and potential on offer.



Lounge

11'9" x 13'11"

A comfortable and welcoming reception room positioned to the front of the property, providing a good-sized space for sofas and other living room furniture. Filled with natural light from a large window overlooking the front garden, this room features warm wood-effect laminate flooring, a radiator and a charming feature wall with patterned wallpaper that adds character. With stairs to the upper floor and a door leading to the kitchen / diner.

Kitchen Diner

11'7" x 8'11"

The kitchen diner is a well-equipped, bright space with a combination of wall and base cabinetry and stylish patterned tile splashbacks that add a touch of personality. It features integrated appliances including an oven, hob, overhead extractor and fridge freezer, with ample workspace and storage. Light floods in through a window and door, which leads out to the rear garden, creating a pleasant area for dining and casual meals. The flooring is a darker wood-effect vinyl, complementing the modern design of the room.

Bedroom 1

11'8" x 8'10"

This bedroom enjoys a peaceful atmosphere with neutral carpeting and soft wall tones, complemented by a feature wall with subtle leaf-patterned wallpaper. It comfortably fits a double bed with bedside tables and additional storage. A large window, which faces the front aspect, allows natural light to flood the room, enhancing the restful feel.

Bedroom 2

11'8" x 8'6"

A warm and cosy bedroom, currently used as a nursery, featuring soft grey carpeting and light neutral walls. It offers ample space for wardrobes and is complemented by a large window that fills the room with daylight. This room provides a flexible and comfortable environment suitable for a child's room, guest bedroom or study.

Bathroom

8'8" x 4'6"

The bathroom is modern and well-presented, featuring white tiled walls, a heated towel radiator and a dark wood-effect vinyl floor. It includes a traditional white suite with a bath and shower over, a pedestal wash hand basin, and a WC.

Rear Garden

The rear garden offers a low-maintenance paved patio area enclosed by wooden fencing, providing a private outdoor space

ideal for al fresco dining or entertaining. A gate leads to a side pathway and the front of the property. There is also a detached garage, adding useful storage or parking space.

Additional Information

- Tenure Type - Freehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - B
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings

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

Free Valuation

Thinking of selling or letting?

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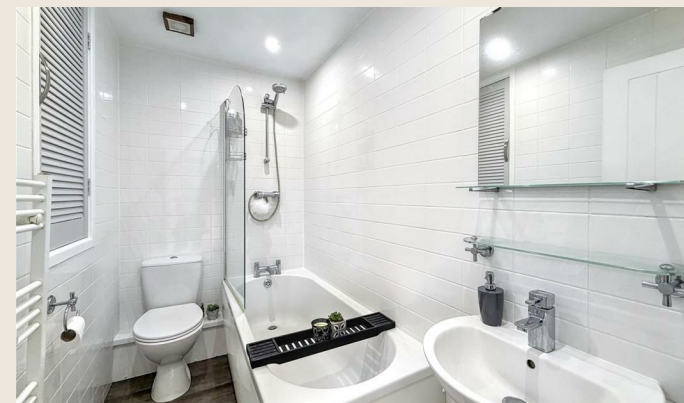
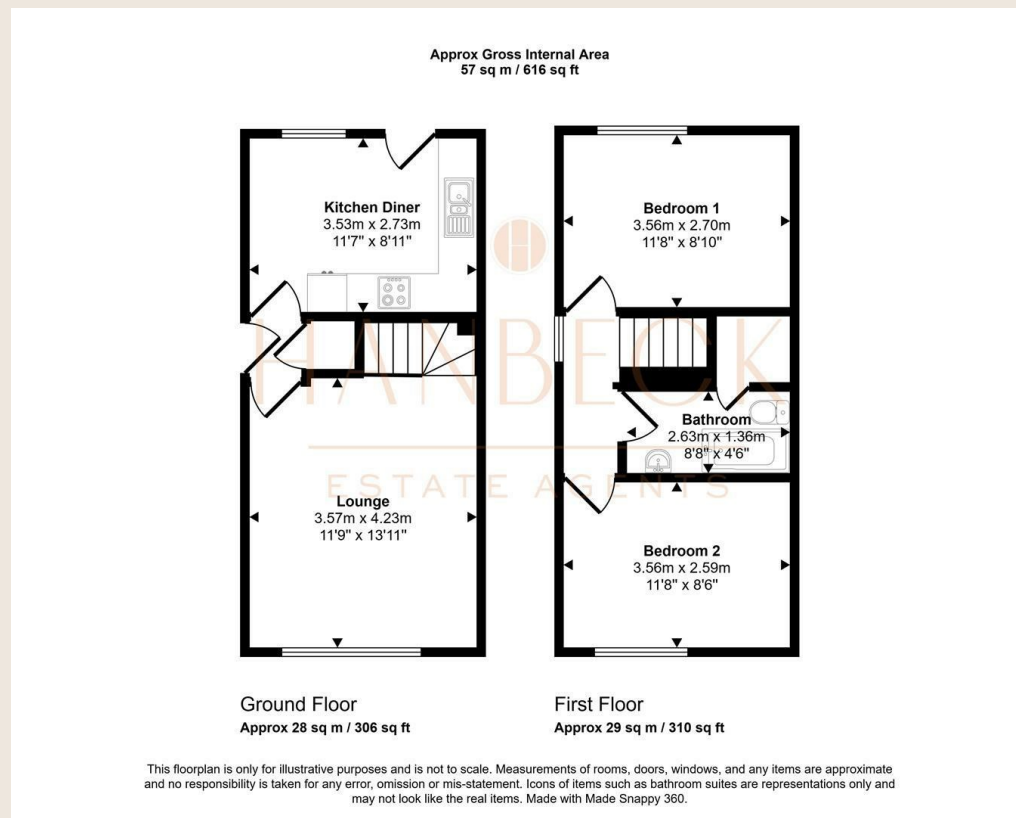
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Disclaimer

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.



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Council Tax Band **A**
EPC Rating **B**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.