



Marydene Drive, Hu6, Hull  
Asking Price: £195,000





## KEY FEATURES

- Semi-Detached
- Sought after Location!
- Three good sized bedrooms
- Family Home
- First time buyer
- Updates Required
- EPC TBC
- Council Tax: C
- Close to Schools and Local Amenities
- Total area: 109.5m2



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## DESCRIPTION

Step inside this well-presented three-bedroom semi-detached family home, where a spacious entrance hall leads you into the ground floor living areas. The bright reception room features a large double-glazed window to the front, allowing plenty of natural light, along with a charming gas fireplace as a focal point.

To the rear, the dining area flows seamlessly into the kitchen, both enjoying views over the private garden. The garden itself benefits from a pleasant, open aspect, backing onto the local school's playing field, providing a sense of space and privacy.

The first-floor accommodation features a spacious hallway leading to three well-proportioned bedrooms and a large family bathroom. The second bedroom, currently used as a sitting room, benefits from a generous window overlooking the playfield. The main bedroom is fitted with white built-in wardrobes and enjoys a large front-facing window, allowing for an abundance of natural light.

Outside, the property benefits from a gated driveway to the front, providing ample off-street parking for multiple vehicles, along with access to a garage situated at the rear.

To the rear, there is a private south-west facing garden overlooking the playing field. The garden features a lawned area with paved edging, two useful outbuildings (one of which includes a WC), a greenhouse, and well-maintained soil beds—ideal for those with an interest in gardening.

Do not delay, call Lovelle today.





## PARTICULARS OF SALE

### Hallway

**4.03m x 1.98m (13'2" x 6'6")**

Step inside the spacious hallway to the ground floor accommodation to find the reception room, kitchen and dining area. With the stairs way leading to the first-floor accommodation.

### Reception Room

**5.31m x 3.9m (17'5" x 12'10")**

The spacious reception room offers the gas feature fire place with the large double-glazed window to the front elevation allowing for plenty of natural light. With a gas central heater for comfort and double doors leading to the dining area.

### Dining Room

**3.26m x 3.26m (10'8" x 10'8")**

The cosy dining area with neutral décor and the window to the rear elevation overlooking the private garden area. Perfect for family dining.

### Kitchen

**3.75m x 3.44m (12'4" x 11'4")**

The good-sized kitchen offers an array of base and wall units with white work surfaces. There is an added benefit of a fridge/freezer and a door leading to the rear private garden.

### Bedroom One

**4.85m x 3.32m (15'11" x 10'11")**

The generous master bedroom offering double glazed windows to the front elevation allowing for floods of natural light, with large, fitted wardrobes to the side elevation.

### Bedroom Two

**3.81m x 3.33m (12'6" x 10'11")**

The second bedroom is spacious and currently used as a sitting room. With the window to the rear elevation overlooking the playing field and private garden.

### Bedroom

**2.87m x 2.6m (9'5" x 8'6")**

The third bedroom is a good-sized single bedroom with the window to the front elevation.

### Bathroom

**2.6m x 2.54m (8'6" x 8'4")**

A large family bathroom offering a bathtub, pedestal hand basin and a WC. Fully tiled with a gas central heater and an airing cupboard. With two windows to the rear elevation allowing for natural light.

### WC

**1.45m x 0.85m (4'10" x 2'10")**

Two outbuilds in the rear garden, one been a WC.

### Garage

**4.83m x 2.58m (15'10" x 8'6")**

The property comprising of a garage and the rear of the driveway with a pull door.



## Outside

Outside, the property benefits from a gated driveway to the front, providing ample off-street parking for multiple vehicles, along with access to a garage situated at the rear.

To the rear, there is a private south-west facing garden overlooking the playing field. The garden features a lawned area with paved edging, two useful outbuildings (one of which includes a WC), a greenhouse, and well-maintained soil beds—ideal for those with an interest in gardening.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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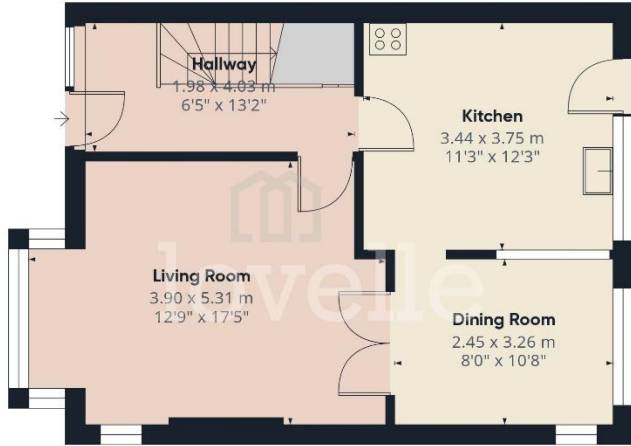
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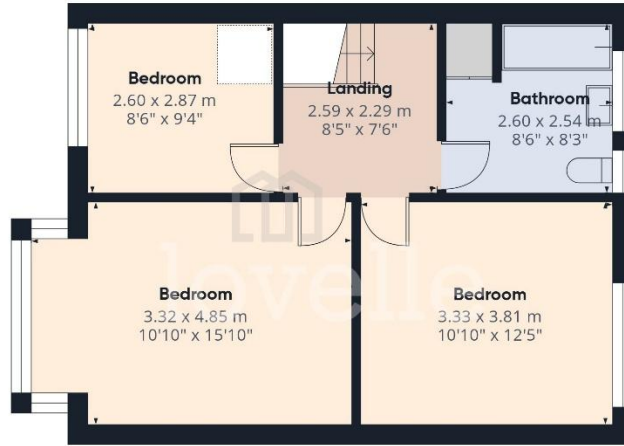
## A&C Homes Limited T/A Lovelle Estate Agency



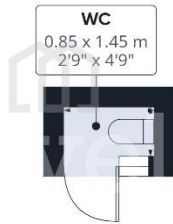
# FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area<sup>(1)</sup>  
109.5 m<sup>2</sup>  
1179 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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