



123 Maybury Road, Hull, HU9 3LB

Offers Over £215,000

Modern three-storey family home featuring a large master suite with en suite, stylish kitchen, generous lounge with French doors to the garden, off street parking and a detached garage to the rear. Ideal location close to schools, shops, and transport links. Move-in ready – click for full details!

## Ground floor

### Entrance hallway

With entrance door, carpet flooring, radiator, under stairs cupboard, stairs off and doors to:

### Kitchen

With window to the front, tiled flooring, vertical radiator, range of wall & base units with contrasting work surface & splash backs, electric oven, halogen hob, stainless steel sink unit with mixer tap over, plumbing for automatic washing machine, space for fridge freezer and space for dining.

### Downstairs W/C

With vinyl flooring, radiator, low flush w/c and wall mounted hand wash basin.

### Lounge

With windows to the rear, carpet flooring, radiator and French doors to the rear.

## First floor

### Landing

With carpet flooring, stairs off and doors to:

### Bedroom

With window to the front, carpet flooring and radiator.

### Bedroom

With window to the rear, carpet flooring and radiator.

### Bedroom

With window to the rear, carpet flooring and radiator.

### Bathroom

With window to the front, tiled flooring, radiator, low flush w/c, pedestal hand wash basin and panel enclosed bath.

## Second floor

### Landing

With carpet flooring and door to:

### Master bedroom

With window to the front, carpet flooring, x2 radiators and fitted wardrobes.

### En suite

With velux window to the rear, tiled flooring, part tiled walls, radiator, low flush w/c, pedestal hand wash basin and shower cubicle.

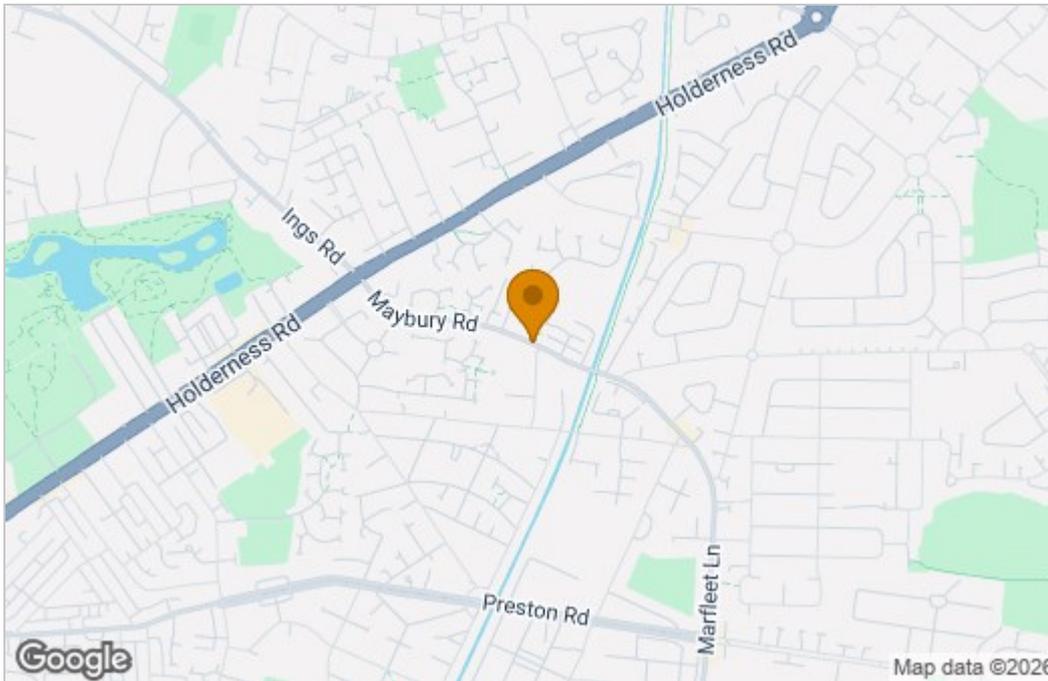
## Exterior

To the exterior is a fully enclosed rear garden majority laid to lawn. The property also benefits from a detached garage and off street parking to the rear.

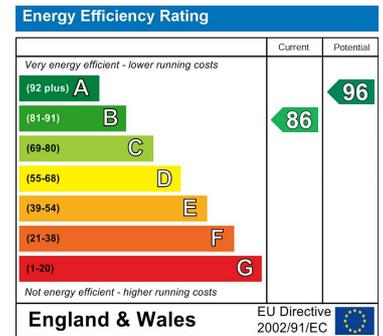
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.