



Mickley Grove

Hull, HU9 4QA

- Two Bedrooms
- Generous Sized Rear Garden
- Private Driveway
- Good Transport Links
- Perfect for First-Time Buyers, Investors & Small Families
- Semi-Detached Home
- Summer House
- Close to Local Shops & Amenities
- Schools Nearby
- Viewing Highly Recommended

Guide price £130,000 - £140,000





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This well-positioned semi-detached home offers a practical layout with excellent outdoor space, making it an appealing choice for first-time buyers, couples and small families. The property benefits from a driveway to the front providing off-road parking, while internally the accommodation comprises an entrance hall, comfortable lounge and kitchen to the ground floor, with two bedrooms and a shower room to the first floor.

The real highlight of this home is undoubtedly the extensive wrap-around rear garden, which extends around the rear and continues along the left-hand side of the property, providing an impressive amount of outdoor space. The garden also benefits from a garden room, offering a versatile additional space that could be used as a home office or entertaining area, together with a separate storage room.



This semi-detached house is a wonderful blend of comfort and convenience, making it a perfect choice for buyers seeking a move-in-ready property in a popular location. Don't miss the chance to make this charming property your new home.

Entrance Hall

Welcoming entrance hall providing access to the main living accommodation and stairs leading to the first floor. With carpet flooring.

Lounge

11'3" x 14'8"

A comfortable lounge featuring a bay window that fills the room with natural light. It showcases a charming electric fireplace as a central focal point. With wood-effect laminate flooring, radiator and door leading to the kitchen.

Kitchen

14'2" x 8'5"

The kitchen is well-appointed with a range of cream cabinets topped with black work surfaces, providing ample storage and workspace. With vinyl flooring, windows, radiator, storage cupboard and door leading to the rear garden.

Bedroom One

11'4" x 12'6"

A good-sized bedroom offering plenty of space for bedroom furniture. With carpet flooring, storage cupboard, radiator and window.

Bedroom Two

7'9" x 8'6"

A well-proportioned bedroom, ideal for a child's room, guest bedroom or home office if required. With carpet flooring, window and radiator.

Shower Room

6'0" x 5'4"

The shower room has been updated to offer a modern and fresh feel. It includes a walk-in rainfall style shower with glass screen, a vanity sink with storage beneath, and a WC. With a heated towel radiator and frosted window providing ventilation and privacy.

Rear Garden

The rear garden is a generous outdoor space that combines various areas for relaxation and enjoyment. It features a spacious lawn bordered by fences, with an avery and a pond. There is a paved patio area perfect for seating and dining, along with a graveled section. The garden room and storage room outbuildings at the rear offer versatile additional space.

Front External

To the front of the property is a private driveway providing off-street parking, a gravelled area and a side gate providing access to the rear garden.

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

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?

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.

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

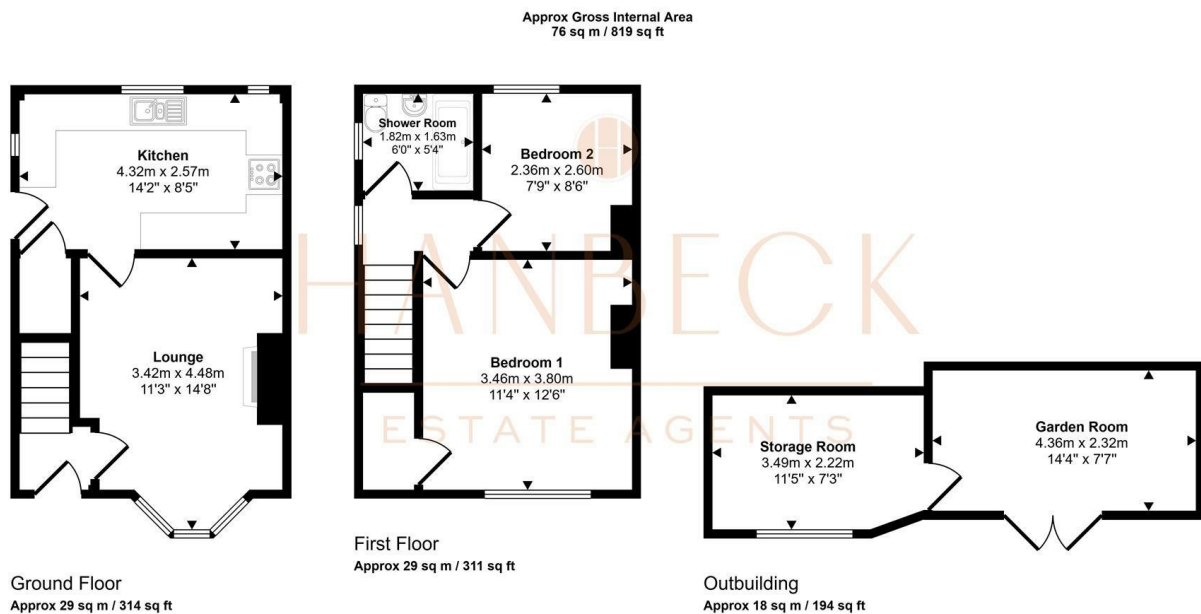
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Local Authority **Hull City Council**
Council Tax Band **A**
EPC Rating **C**



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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