



## Maybury Road

Hull, HU9 3LN

- Three Bedrooms
- Two Reception Rooms
- Detached Garage
- Close to Local Amenities
- Ideal Family Home
- Detached Home
- Downstairs WC
- Private Driveway
- Easy Access to Transport Links
- Viewing Highly Recommended

Asking price £250,000





A well-presented three-bedroom detached family home offering spacious and versatile accommodation throughout, together with a detached garage and generous off-street parking.

The ground floor comprises a welcoming lounge, separate dining room, fitted kitchen and convenient downstairs WC. French doors from the reception room open directly onto the rear garden, creating an ideal space for entertaining and family living, while an additional side access door from the kitchen provides practicality and ease of access.

To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a large front driveway providing ample parking for multiple vehicles, together with an additional side driveway leading to the detached garage. The rear garden offers a private outdoor space ideal for families and summer enjoyment.

Early viewing is highly recommended to fully appreciate the accommodation and external space on offer.



### Entrance Hall

Welcoming entrance hall providing access to the ground floor accommodation and staircase leading to the first floor.

### Lounge

12'11" x 15'7"

This inviting spacious lounge features a bay window that fills the space with natural light and a stunning traditional fireplace. Offering a comfortable living area with views to the front aspect and creating a warm and welcoming atmosphere perfect for relaxing or entertaining.

### Dining Room

11'6" x 14'8"

Separate dining room, with a traditional feature fireplace and surround, ideal for family meals and entertaining, featuring French doors that open out onto the rear garden.

### Kitchen

7'10" x 18'6"

The kitchen is thoughtfully designed with sleek, modern fittings including white gloss cabinets and dark countertops, complemented by tiled walls that add texture and light reflection. There is ample workspace and integrated appliances, making it a practical and pleasant space for cooking and casual dining.

### Downstairs WC

Convenient ground floor space fitted with WC, wash hand basin and heated towel rail. With tiled walls and a frosted window providing natural light and privacy.

### Bedroom 1

12'8" x 16'4"

A generously sized bedroom with a bay window that draws in natural light, deep blue walls, and coordinating floral wallpaper creating a cosy yet sophisticated ambiance. The room includes built-in wardrobes providing ample storage and space for additional bedroom furniture.

### Bedroom 2

12'7" x 12'10"

A well-proportioned bedroom featuring natural light from a wide window that faces the rear aspect and ample space to accommodate a bed and storage units. The neutral tones and simple decor make it versatile for various furnishing styles.

### Bedroom 3

7'4" x 7'10"

Good sized third bedroom with a window providing natural light and facing the front aspect. This is an ideal space for a child's bedroom, guest room or a practical home office.

### Bathroom

7'1" x 13'9"

The bathroom is a bright and spacious room finished with beige tiles and darker decorative accents. It features a bathtub with a tiled surround, a separate shower cubicle with a rainfall style shower, a modern washbasin set into a wooden vanity unit, and a toilet, creating a well-appointed family bathroom with quality fittings.

### Rear Garden

The rear garden is a private and well-maintained outdoor space featuring a neat lawn bordered by mature shrubs and plants. There is a paved patio area ideal for outdoor seating or dining, with a gravel driveway leading to a detached garage at the back of the garden, offering useful parking and storage space.

### Front External

To the front of the property there is a large driveway and a grassed area, with a gated side drive, leading to the rear garden and detached garage.

### Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - C
- Energy Performance Certificate Rating (EPC) - D
- 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

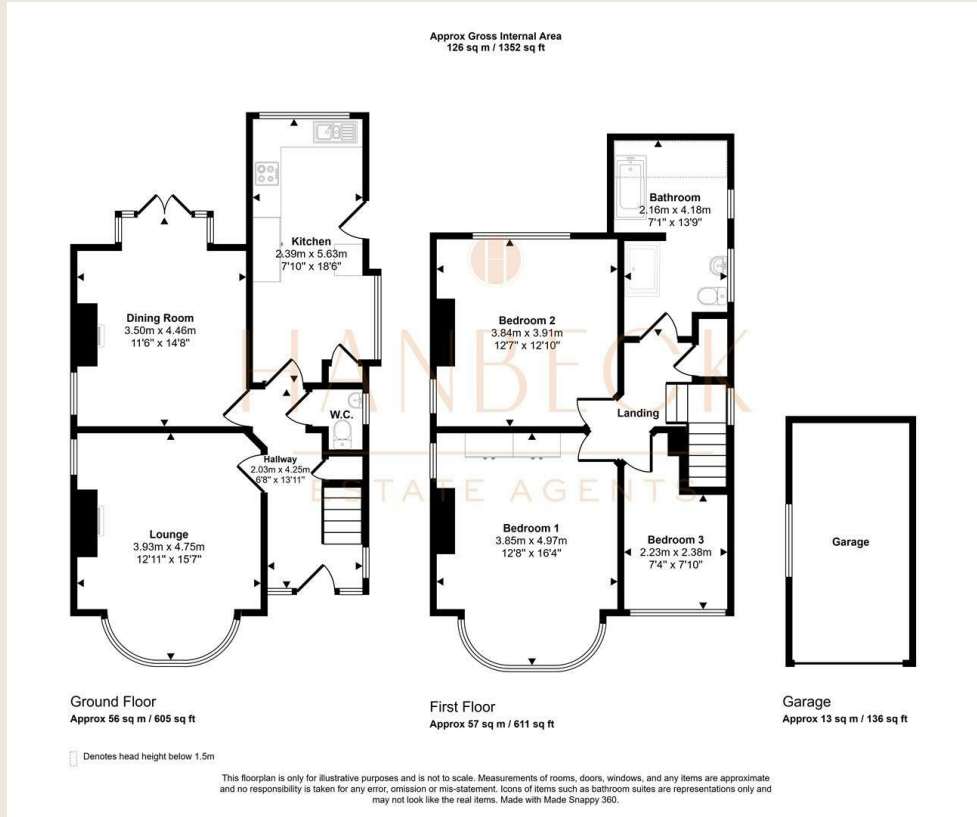
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.



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



### Hull Office

929 Spring Bank West, Hull, East  
Yorkshire, HU5 5BE

### Contact

01482 680850  
info@hanbecks.co.uk  
hanbecks.co.uk

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.