



**47 Mirfield Grove, Hull, HU9 4QS**

**£100,000**

Urban Property are presents this two-bedroom semi-detached property with No Chain Involved. This home presents an excellent opportunity for first-time buyers or buy-to-let investors. Situated on a large plot in a highly sought-after location, the home offers spacious accommodation, including two well-proportioned bedrooms, a bright living area, and a kitchen overlooking the generous outdoor space. The expansive plot provides ample potential for gardening, outdoor activities, or future development (subject to planning permissions). Conveniently located close to local amenities, schools, and transport links, this property is perfect for those seeking a comfortable home or a savvy investment. Early viewing is highly recommended to appreciate the potential on offer.

## – Two-Bedroom Semi-Detached Home in Popular Location

A fantastic opportunity to acquire a well-proportioned two-bedroom semi-detached property situated on a generously sized plot. With the added benefit of no onward chain, this property is perfect for first-time buyers or buy-to-let investors. There are some minimal works to be completed by the buyer, which the price reflects.

Located in a highly sought-after area, the property offers a practical layout with a spacious living area, open plan to the kitchen with breakfast bar garden views. There is also a brick built outhouse (utility) and two comfortable bedrooms and a wet room to the first floor. The large plot provides plenty of potential for outdoor activities, gardening, or even future extensions (subject to planning permissions).

The property is close to local amenities, schools, and transport links, making it a convenient and desirable choice for a range of buyers.

### Key Features:

Two bedrooms  
Semi-detached property  
Large plot offering outdoor potential  
No onward chain for a smooth purchase process  
Ideal as a first home or investment opportunity  
Highly popular location  
Priced competitively at £115,000, this property represents excellent value. Early viewing is highly recommended to appreciate its full potential.

### Approx Measurements

Lounge 6.35m x 3.44m  
Kitchen 3.85m x 3.40m  
Bedroom One 4.55m x 2.83m  
Bedroom Two 3.44m x 2.59m

Book your viewing today!

Thinking of moving? Contact us on 01482 226560 to arrange your free no obligation market appraisal. We are your local, family run Estate Agents offering a personal, bespoke professional service at an unbeatable fee.

### Disclaimer

-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy

themselves through their own enquiries.

-Room Measurements in these particulars are only approximations and are taken to the widest point.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website [www.urbanpropertyhull.co.uk](http://www.urbanpropertyhull.co.uk).

-To arrange a viewing for this property please contact Urban Property 01482 226560 356 Holderness Road Hull HU9 3DQ.

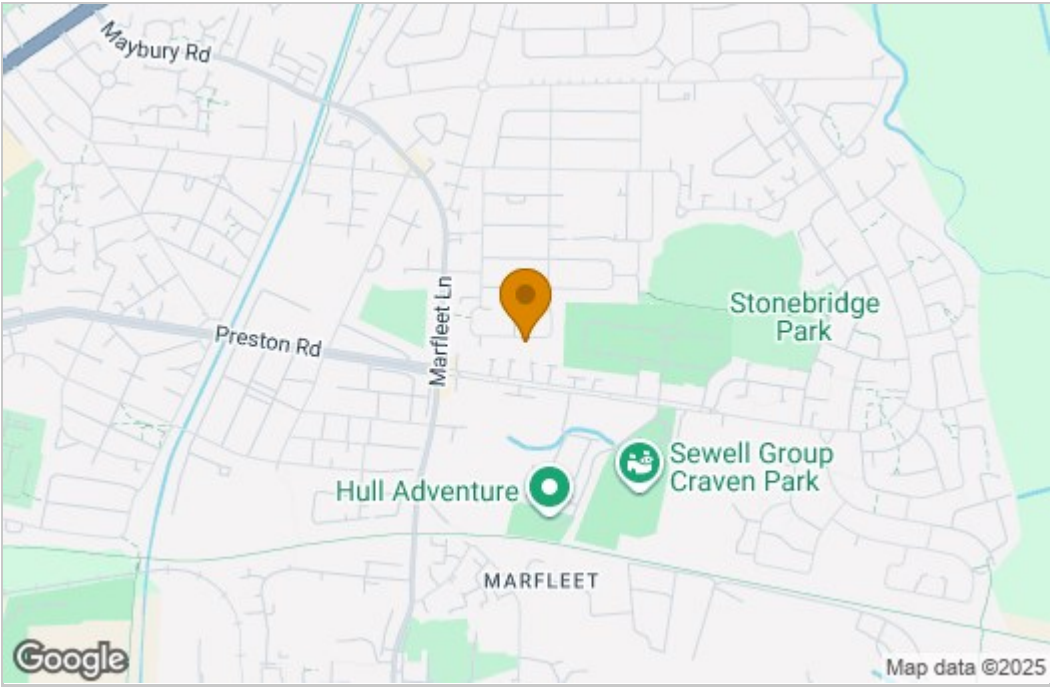
-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

All mortgages are subject to status and valuation.

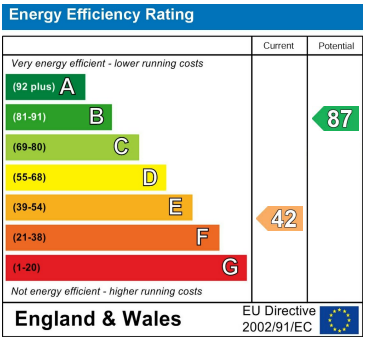
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.