



Mickley Grove Hull, HU9 4QA

- Two Bedrooms
- Large Boarded Loft Space
- Private Driveway
- Close to Local Shops & Amenities
- Perfect for First-Time Buyers & Investors
- Semi-Detached
- Great Sized Rear Garden
- Good Transport Links
- Schools Nearby
- Viewing Highly Recommended

Asking price £130,000





A beautifully presented two bedroom semi-detached home offering spacious and versatile living throughout, perfect for first-time buyers, couples, or growing families.

The ground floor boasts a well-proportioned reception room, perfect for relaxing, and a stylish kitchen. To the first floor there are two good sized bedrooms and a family bathroom. The second floor provides a lovely boarded loft space, currently used as an additional bedroom, providing flexible extra accommodation ideal for guests, a home office, or hobby room.

Externally, the home benefits from a large rear garden with a fantastic decking area complete with pergola — perfect for outdoor dining and entertaining. There is also a useful storage outhouse offering additional practicality and storage space.

To the front, the property has a private driveway providing ample off-street parking.

This semi-detached house is a wonderful blend of comfort and convenience, making it a perfect choice for 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

A welcoming entrance hall providing access to the main living areas, with stairs leading to the first floor.

Lounge

11'3" x 14'2"

This bright lounge enjoys an airy atmosphere, enhanced by a large bay window that invites natural light. With wood effect laminate flooring and neutral decor.

Kitchen

14'8" x 8'6"

A well-presented kitchen with wall and base units, integrated oven, hob and extractor fan and wood effect laminate flooring. Offering ample worktop and storage space, with direct access to the rear garden, making it ideal for family living and social occasions.

Bedroom 1

8'4" x 12'5"

A spacious double bedroom beautifully presented and offering plenty of room for bedroom furniture. With wood effect laminate flooring, a large window that fills the space with natural light and neutral walls, creating a calm and restful environment.

Bedroom 2

8'6" x 8'10"

A good-sized second bedroom with wood effect laminate flooring and a window facing the rear aspect, providing natural light.

Bathroom

5'11" x 5'7"

Neatly presented bathroom with a modern white suite including a bath with overhead rainfall style shower, pedestal hand wash basin, and WC. Light neutral walls and wood effect laminate flooring create a fresh and clean look, complemented by a heated towel rail and a frosted window that provides both natural light and privacy.

Boarded Loft Space

12'11" x 9'7"

The boarded loft space provides a versatile area, currently used as a bedroom. With a clean and practical finish, it offers potential for use as a bedroom, office, or hobby space, benefiting from built-in storage along one wall.

Rear Garden

The large rear garden is a wonderful outdoor space with a well-maintained lawn, bordered by fencing. It includes a generous decking area, perfect for outdoor seating and dining, and a covered section that provides shelter. Additionally, there is an outbuilding with two storage rooms, ideal for garden tools or hobbies, adding practical functionality to the garden.

Front External

To the front of the property is a private driveway providing ample off-street parking.

Additional Information

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

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

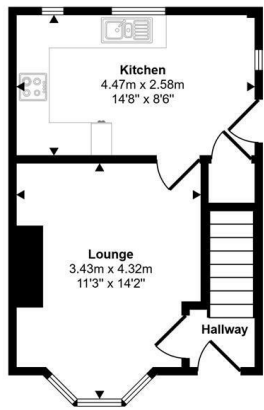
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers 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 A
EPC Rating D

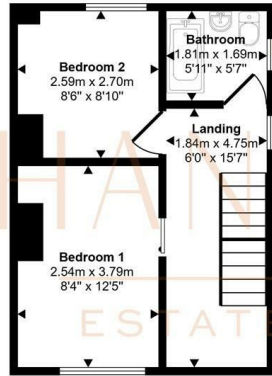


Approx Gross Internal Area
88 sq m / 952 sq ft

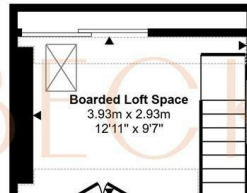


Ground Floor
Approx 29 sq m / 317 sq ft

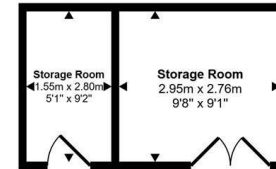
Denotes head height below 1.5m



First Floor
Approx 30 sq m / 323 sq ft



Second Floor
Approx 16 sq m / 172 sq ft



Outbuilding
Approx 13 sq m / 139 sq ft

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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