



**73 Longford Grove, Hull, HU9 4NG**

**£795 Per Month**

Urban Property are pleased to welcome you to Longford Grove, a charming mid-terraced home nestled within this sought-after residential area. This property presents an excellent opportunity for those seeking a comfortable family home. As you step into the property, you are greeted by a welcoming hallway leading to the heart of the home. The ground floor comprises a spacious lounge, with open plan dining kitchen and downstairs wc. Moving to the first floor, the property accommodates two double sized bedrooms and modern wet room.

Externally, the property benefits from off-street parking to the rear aspect within the rear garden, and a front garden. This property is located within close proximity to a wealth of amenities, including shops, schools, and transport links, ensuring convenience for everyday living.

Arrange your viewing today!

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### Ground Floor

Welcoming entrance hallway with carpet flooring, radiator, stairs to the first floor and door leading to:

#### Lounge 3.6m x 4.6m

A spacious lounge with window to the front aspect, carpet flooring, feature fire place, radiator and open plan to dining kitchen.

#### Downstairs wc

A useful downstairs wc, comprising of a low flush WC, wall mounted hand wash basin, radiator and wall mounted boiler.

#### Dining Kitchen 4.6 m x 4.5m

Modern and spacious fitted dining kitchen with window to the rear aspect, vinyl flooring, radiator, range of wall and base units with contrasting work surface and tiling to splash backs electric oven, gas hob, 1 1/4 sink unit with chrome mixer tap over, French doors to rear, stainless steel extractor , plumbing for automatic washing machine.

### First Floor

Landing with carpet flooring, radiator and doors to:

Bedroom One 4.6m x 2.8m with window to the front aspect, carpet flooring, radiator and storage cupboard.

Bedroom Two 3.4m x 2.9m with window to the rear aspect, carpet flooring, radiator and storage cupboard.

#### Bathroom 1.6m x 2.6m

Modern wet room with windows to rear aspect, heated towel rail, mains shower with drench shower head and hand held shower, pedestal hand wash basin, low flush

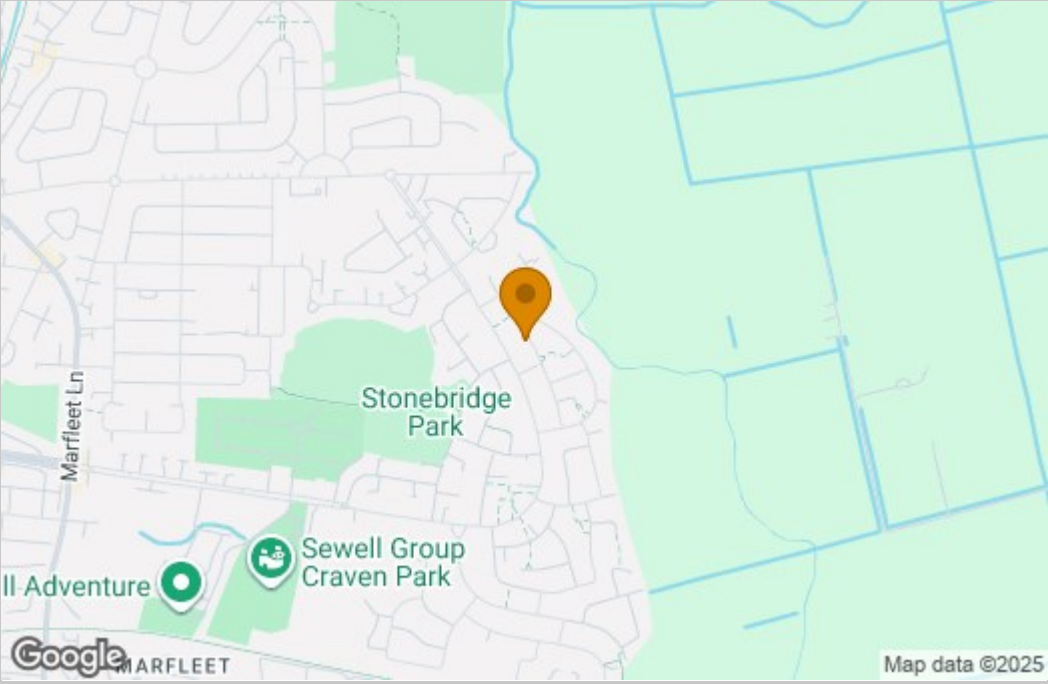
wc and tiled walls.

### Exterior

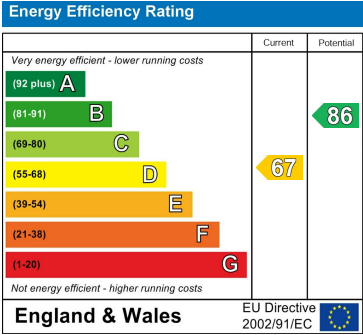
Externally, the property benefits from off-street parking to the rear aspect within the rear garden, and an attractive and established front garden. This property is located within close proximity to a wealth of amenities, including shops, schools, and transport links, ensuring convenience for everyday living.

Floor Plan

Area Map



Energy Efficiency Graph



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