

## 3 Minnies Grove, Mayfield Street, Hull, HU3 1PE

**£65,000**

Urban Property are now in receipt of an offer for the sum of £65,000 for 3, Minnies Grove, Mayfield Street Hull, HU3 1PE. Anyone wishing to place an offer on this property should contact Urban Property, 350 Holderness Road, Hull, HU9 3DQ, 01482 226560, [info@urbanpropertyhull.co.uk](mailto:info@urbanpropertyhull.co.uk) before exchange of contracts.

Brought to the market with NO CHAIN involved! This three bedroom mid terraced property is an ideal investment opportunity! Situated in this popular residential area close by to local amenities and excellent bus service! Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hallway, through lounge and kitchen to the ground floor. The first floor comprises; two bedrooms, bathroom and landing with fixed stairs to the third bedroom. To the exterior are two easily maintainable yards to the front & rear.

## Ground floor

### Entrance hallway

With entrance door, laminate flooring, radiator, stairs off and door to:

### Through lounge

With bay window to the front, window to the rear, laminate flooring, radiator and under stairs cupboard.

### Kitchen

With window to the rear, laminate flooring, range of wall & base units with contrasting work surface & tiling to splash backs, stainless steel sink unit with chrome mixer tap over, electric oven, gas hob, extractor hood, wall mounted boiler and door to rear.

## First floor

### Landing

With carpet flooring, fixed stairs to loft and doors to

### Bedroom one

With window to the front, laminate flooring and radiator.

### Bedroom two

With window to the rear, laminate flooring and radiator.

### Bathroom

With window to the rear, vinyl flooring, heated towel rail, part tiled walls, pedestal hand wash basin, low flush w/c and panel enclosed bath with shower over.

### Bedroom Three

With velux window and carpet flooring.

## Exterior

With easily maintainable yards to the front & rear.

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.

-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.

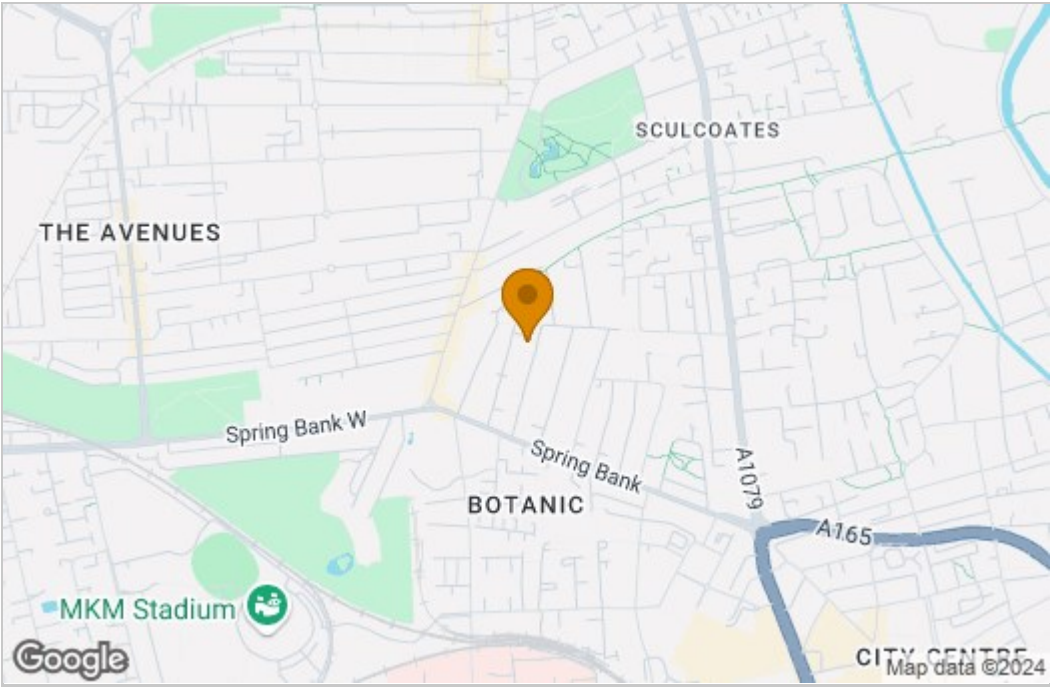
-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

All mortgages are subject to status and valuation.

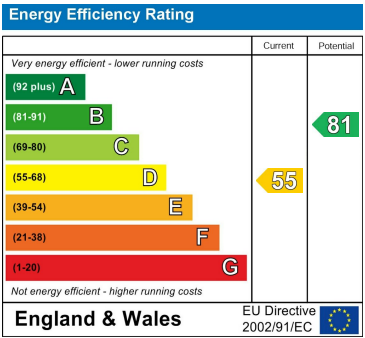
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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.