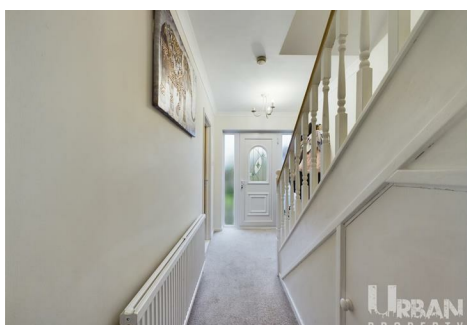




206 Marsdale, Hull, HU7 4AQ

£139,995

Urban Property presents this immaculate three-bedroom mid-terraced home on Marsdale, Sutton Park, which is finished to a high standard throughout. The property features a welcoming hallway, a spacious lounge with French doors and garden views, and a modern, open-plan extended kitchen with a utility area. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Complete with a garage, this home is conveniently located near local shops, schools, and excellent transport links and would be ideal for first time buyers or growing families! Arrange your viewing today!

Ground Floor Hallway:

A bright and inviting entrance space with a modern finish, radiator and storage cupboard, providing access to the lounge and kitchen while featuring stairs leading to the first floor.

Lounge:

A spacious and elegantly designed room, featuring French doors and large windows overlooking the garden, filling the space with natural light. Modern fireplace housing gas fire and window to front aspect.

Kitchen:

A modern, open-plan kitchen that has been extended to provide additional space. Fitted with sleek, contemporary units, ample work surfaces, extractor fan, laminate flooring, space for cooker.

Utility Area:

Located within the extended section of the kitchen, offering practical storage, sink unit, space for washing machine and slim dishwasher while maintaining the clean, modern aesthetic, with window and a door leading to the garden.

First Floor

Bedroom 1:

A generously sized master bedroom, tastefully decorated and offering plenty of space for a king-sized bed and additional furniture.

Bedroom 2:

Another spacious double bedroom, with fitted sliding wardrobes.

Bedroom 3:

A well-proportioned third bedroom, perfect for a home office, nursery, or single bedroom.

Family Bathroom:

A stylish and modern family bathroom, fitted with a white suite including a bath with shower over, a washbasin, and a low-level WC.

Exterior

A private and well-maintained outdoor space, ideal for relaxing or entertaining, with a patio and lawn area.

Garage:

A secure large garage providing additional storage or parking.

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.

-To arrange a viewing for this property please contact Urban Property 01482 226560 350 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.

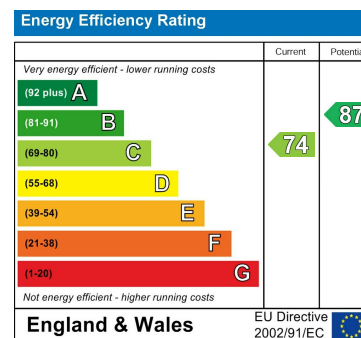
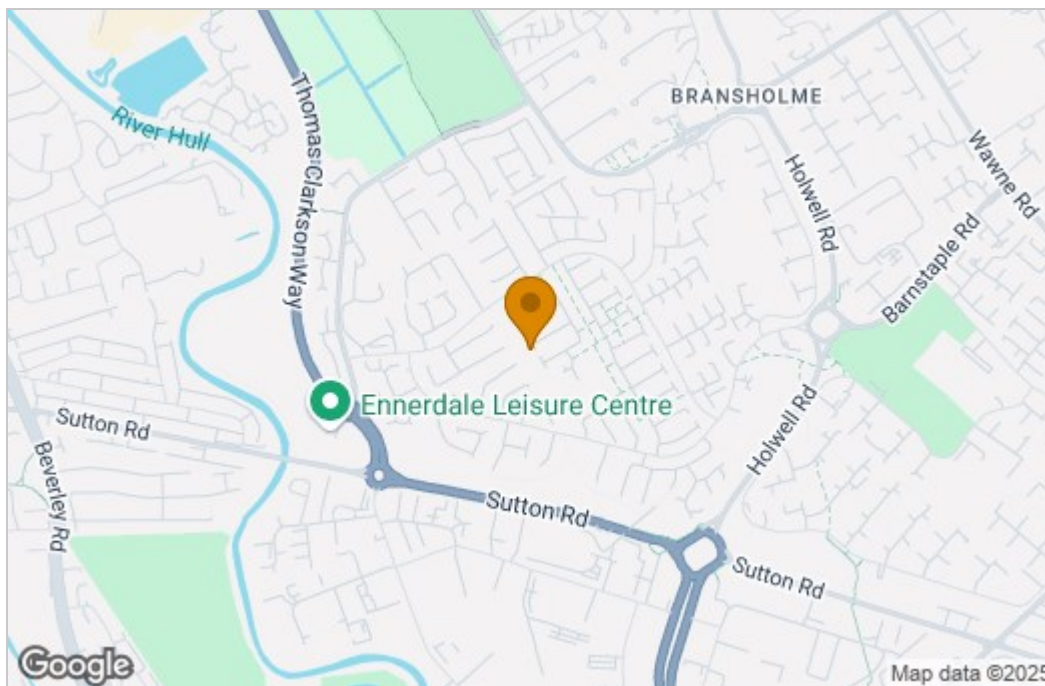
All mortgages are subject to status and valuation.

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



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

350 Holderness Road, Hull, Hull, East Yorkshire, HU9 3DQ
Tel: 01482 226560 Email: info@urbanpropertyhull.co.uk