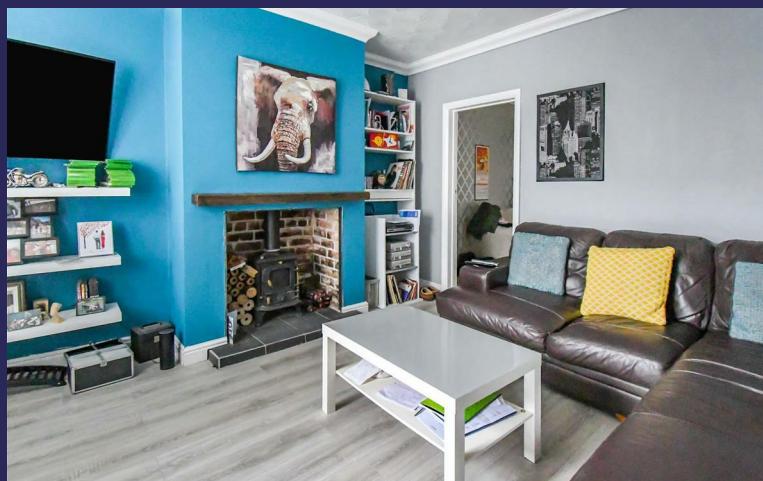




63 Middleburg Street  
, Hull, HU9 2QN

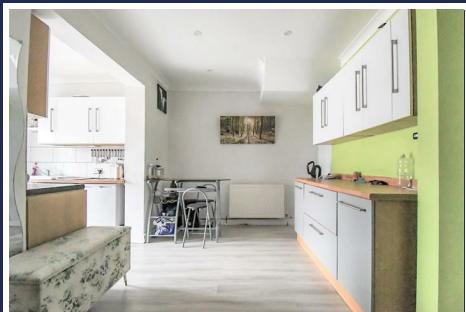
Guide price £120,000



# 63 Middleburg Street

, Hull, HU9 2QN

Guide price £120,000



## Description

**EXTENDED, THREE BED, TWO RECEPTION ROOMS, OPEN PLAN KITCHEN/DINING AND USABLE LOFT SPACE!**

This lovely home offers space in abundance!, move in condition! GARAGE, FRONT AND REAR GARDENS!

Perfect for the growing family, or investor alike!

Situated in a desirable location, close to a wealth of amenities, with uPVC double glazing and gas central heating, new bathroom, and modern kitchen. Log burner in situ in the cosy lounge!

**WE ENVISAGE HIGH DEMAND DUE TO LOCATION!**

**BE QUICK!**

## Entrance

Via a uPVC double glazed door

## Entrance Hall

With stairs to the 1st floor and radiator

## Lounge

With beautiful fireplace with LOG BURNER IN SITU, wood effect flooring and uPVC double glazed window, a radiator

## Open Plan Kitchen/Dining/Living

The kitchen has a range of modern base and wall units with contrasting work surfaces, a built in electric oven with hob and extractor, tiled splash backs, space for a fridge and freezer, sink/drainer with mixer tap, and plumbing for an automatic washing machine, a storage cupboard, radiator and uPVC double glazed French doors lead to the rear garden.

The dining/living area has wood effect flooring and radiator

## Bathroom

Recently upgraded with a modern suite comprising of panel bath with thermostatic shower, a low level wc and pedestal wash hand basin, a heated towel radiator and partial tiled walls, a uPVC double glazed window and extractor fan.

## Stairs to the 1st floor

## Bedroom One

The bedroom has a uPVC double glazed window and radiator, access to the fixed staircase that leads to the usable loft space and carpet flooring.

## Bedroom Two

With radiator and combi boiler in situ, a uPVC double glazed window and carpet flooring.

## Bedroom Three

With uPVC double glazed window and radiator and carpet flooring.

## Stairs to the 2nd floor

## Usable Loft Space

With Velux window, ample storage via the eaves and carpet flooring.

## Outside

To the front of the house there is low maintenance garden with low level brick wall boundary.

To the rear of the house there is a generous size garden with raised deck for seating, low maintained garden and access to the large detached garage with roller shutter door via residential gated access and side access door.

The garage has security and power and lighting.

## Disclaimer

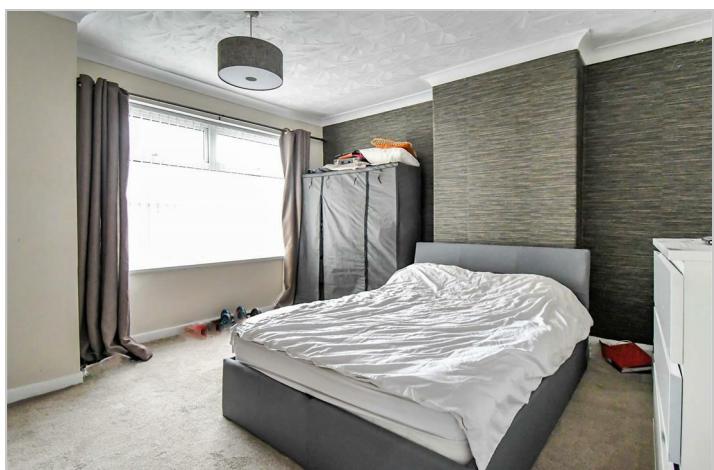
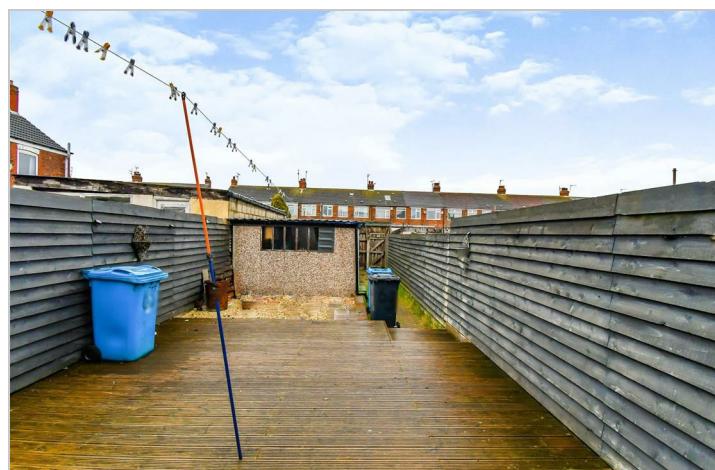
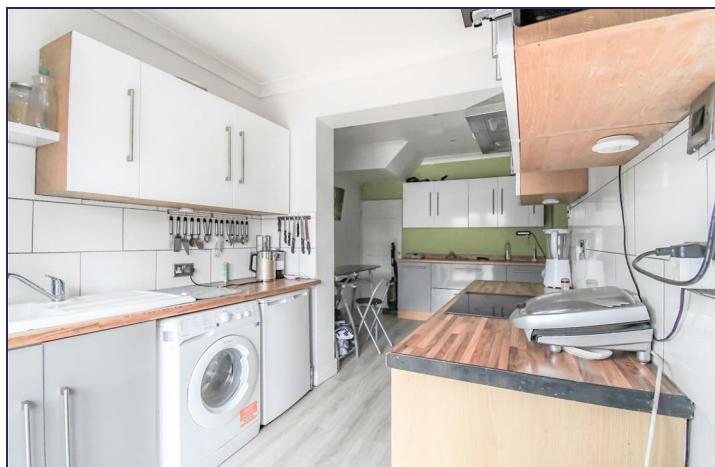
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## Agents Notes

Services, fittings and equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



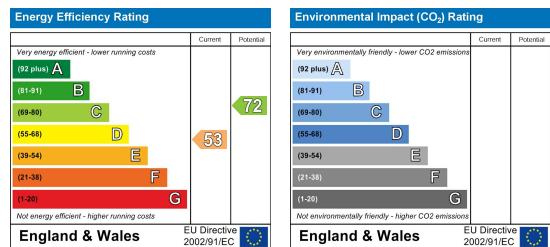
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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