



SYMONDS + GREENHAM

Estate and Letting Agents



23 Marydene Drive, Hull, Yorkshire HU6 7TB

£1,100

AVAILABLE NOW
FULLY REFURBISHED
FAMILY HOME
EXCELLENT LOCATION
GARAGE

Nestled in the desirable area of Marydene Drive, Hull, this charming semi-detached family home offers a perfect blend of modern living and comfort. Recently fully refurbished.

Upon entering, you will find two well-proportioned reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy lounge or a vibrant dining space. The heart of the home is undoubtedly the brand new kitchen.

In addition to the interior comforts, this home includes a garage, providing convenient storage or parking options. The outdoor space is perfect for enjoying the fresh air, whether it be for gardening, play, or simply unwinding after a long day.

GROUND FLOOR

ENTRANCE HALL

LOUNGE

12'11 max xx 13'2 max (3.94m max xx 4.01m max)

An excellent sized reception room with bay window and feature fire place

DINING ROOM

KITCHEN

with a range of eye and base level units with complementing work surfaces, integrated oven and grill, gas hob with overhead extractor fan, stainless steel sink and drainer unit, plumbing for washing machine, space for fridge freezer and door to the rear garden

FIRST FLOOR

LANDING

BEDROOM ONE

An excellent sized double bedroom with fitted wardrobes

BEDROOM TWO

A second good sized double bedroom with fitted wardrobes

BEDROOM THREE

with over stairs storage cupboard

BATHROOM

A spacious bathroom with low-level WC, pedestal hand basin, heated towel rail, walk-in shower with overhead shower attachment, panelled bath and tiles to splashback areas

OUTSIDE

PARKING

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

