Hull Road

Hull, HU4 7RR

- NO ONWARD CHAIN
- Semi-Detached Home
- Downstairs WC
- Driveway
- Close to Local Amenities
- Three Bedrooms
- Newly Renovated
- Detached Garage
- Ideal Family Home
- Viewing Highly Recommended

Asking price £230,000

Situated in a popular residential setting, this newly refurbished semi-detached property offers an excellent opportunity for buyers looking for a home that is ready to move straight into. Finished to a fresh and contemporary standard throughout, the property combines spacious and versatile accommodation with a practical layout, making it well suited to first-time buyers, couples and families alike.

The ground floor begins with an inviting entrance hall providing access to the main living accommodation, including a comfortable lounge and a separate dining area which is open plan through to the kitchen, creating a sociable space ideal for everyday family life. A downstairs WC and useful storage cupboard add further practicality.

To the first floor are three well-proportioned bedrooms, together with a modern family bathroom, providing comfortable accommodation for a growing family or those requiring additional space for guests, a home office or dressing room.

Externally, the property benefits from a private driveway to the front providing off-road parking, together with a detached garage offering useful additional storage. To the rear is a generous-sized garden, providing plenty of outdoor space.

Situated in the popular Anlaby Common area, the property is ideally placed for access to a wide range of everyday amenities and excellent transport links. Anlaby and the surrounding areas of Willerby, Kirk Ella and Hessle provide a good selection of local shops, supermarkets, cafés and other amenities, with Anlaby Retail Park and the nearby Morrison's offering a wider choice for shopping and everyday essentials. Well-regarded schools are also within the catchment area.

Sold with no onward chain, this beautifully refurbished home is ready for its new owners to move straight in and make their own.

Entrance Hall
Welcoming entrance hall, providing access to the ground floor accommodation, with doors leading to the lounge and dining area. With carpet flooring, radiator and stairs leading to the first floor.

Lounge
A bright and comfortable reception room offering a pleasant space to relax and unwind, with a neutral refurbished finish creating a fresh and welcoming feel. With a bay window, radiator and carpet flooring.

Dining Area
A fantastic sociable space combining the dining area with the kitchen, creating an open-plan layout ideal for everyday family life and entertaining. With carpet flooring, radiator, storage cupboard and door leading to the downstairs WC.

Kitchen
A stunning brand-new kitchen finished to a contemporary standard, offering a fresh and stylish space at the heart of the home. The kitchen provides a practical layout with modern units and work surfaces, while the open-plan design flows seamlessly into the dining area. A well-positioned skylight allows an abundance of natural light to flow into the room, enhancing the sense of space and creating a bright and inviting atmosphere. With vinyl flooring, window, radiator and patio doors leading to the rear garden.

Downstairs W.C.
Convenient ground floor WC. With toilet, hand wash basin, window and vinyl flooring.

Bedroom 1
A well-proportioned principal bedroom offering plenty of space for bedroom furniture. Finished in keeping with the newly refurbished presentation of the home. With carpet flooring, radiator and window.

Bedroom 2
A further good-sized bedroom. With carpet flooring, central heating boiler, window and radiator.

Bedroom 3
A versatile third bedroom which could be used as a guest room, home office or dressing room on the new owner's requirements. With carpet flooring, windows and radiator.

Family Bathroom
A modern family bathroom serving all three bedrooms, providing a practical and fresh space for everyday use. With vinyl flooring, bath tub, shower attachment, privacy glass window, wash hand vanity unit, toilet and towel radiator.

Rear Garden
To the rear is a generous-sized garden, providing a great outdoor space for families.

Front External
To the front of the property is a private driveway providing valuable off-road parking, together with a detached garage offering useful additional parking or storage.

Additional Information
- Tenure Type - Freehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - B
- Energy Performance Certificate Rating (EPC) - D
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings
Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Free Valuation
Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations.
Please get in touch and we will arrange a no-obligation property appraisal.

Mortgages
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

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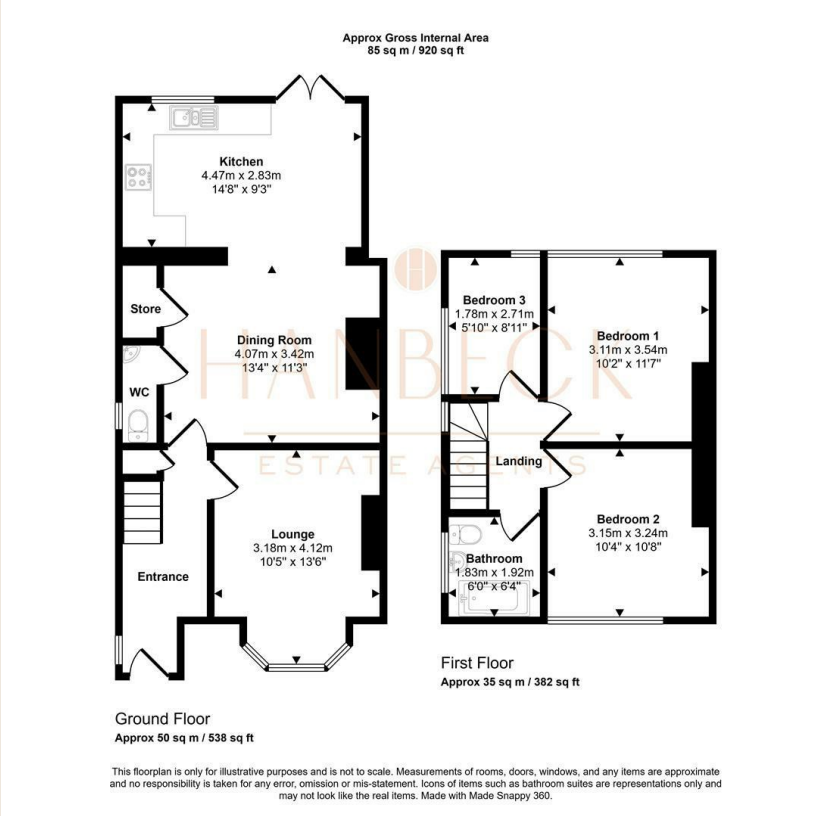
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

Disclaimer
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

Local Authority
Council Tax Band **B**
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.