Ladybower Way

Hull, HU7 3BQ

- End-Terraced Home
- Downstairs WC
- Detached Garage
- Situated In Kingswood
- Close to Local Amenities
- Three Bedrooms
- Allocated Parking
- Well-Presented Throughout
- Close to Highly Regarded Schools
- Viewing Highly Recommended

Offers in excess of £160,000

Situated in the popular residential area Kingswood, this lovely presented end-terraced home offers well-proportioned and thoughtfully arranged accommodation throughout, making an ideal choice for first-time buyers, families or those looking for a home that is ready to move straight into.

The property briefly comprises an entrance hall, convenient downstairs WC, spacious lounge and a well-appointed kitchen with adjoining dining area to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom, providing excellent accommodation for modern family living.

Externally, the property benefits from a rear garden offering a pleasant outdoor space to enjoy, together with a single detached garage situated to the rear. The property also benefits from allocated parking, providing additional convenience for residents and visitors.

Kingswood is a popular residential development, well placed for a range of local amenities including shops, supermarkets, restaurants, leisure facilities and schools, with excellent transport links providing easy access into Hull city centre and the surrounding areas.

Presented to a lovely standard throughout and offering three bedrooms, useful ground floor accommodation, a rear garden, detached garage and allocated parking, this is a fantastic opportunity for those looking for a well-maintained home in a desirable location. Early viewing is highly recommended to fully appreciate what this property has to offer.

Entrance Hall
A welcoming entrance hall providing access to the principal ground floor accommodation, with laminate flooring and radiator.

Downstairs W.C.
A convenient ground floor downstairs WC, with a toilet, wash basin and radiator. Featuring a small window that allows natural light in.

Lounge
11'9" x 15'0"
A bright and inviting lounge offering a comfortable and relaxing space for everyday living. The room provides ample space for a good range of furniture and creates a welcoming setting for relaxing with family. With laminate flooring, radiators, window, door leading to the kitchen and stairs leading to the first floor.

Kitchen & Dining Area
14'7" x 7'11"
The kitchen offers a practical and well-appointed space with a range of fitted units and work surfaces, providing plenty of room for everyday cooking and preparation. With vinyl flooring, window, hob, oven, plumbing for washer & dryer, sink drainer, storage cupboard, breakfast bar and patio doors leading to the rear garden.

Bedroom One
8'2" x 12'8"
A well-proportioned principal bedroom offering ample space for bedroom furniture. With carpet flooring, window and radiator.

Bedroom Two
8'2" x 10'3"
A further good-sized bedroom providing comfortable accommodation with space for bedroom furniture. With carpet flooring, window and radiator.

Bedroom Three
6'0" x 8'10"
A versatile third bedroom which would make an ideal child's bedroom, guest room, dressing room or home office. With carpet flooring, radiator and window.

Family Bathroom
5'10" x 5'3"
The bathroom is a modern and clean space fitted with a white suite including a bath with shower attachment, wash basin and toilet. Dark tile accents behind the bath and basin add contrast to the otherwise light walls and complement the wood-effect flooring. A heated towel rail and a frosted window complete the practical and fresh feel of the room.

Rear Garden
The rear garden is a private outdoor space combining a paved patio area with an artificial lawn, bordered by wooden fencing and a brick wall for added privacy and security.

Outside
7'5" x 14'4"
To the rear of the property is a good-sized garden.

The property also benefits from a single detached garage to the rear, together with allocated parking, providing excellent off-road parking and additional storage.

Additional Information
- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - C
- Energy Performance Certificate Rating (EPC) -C
- 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
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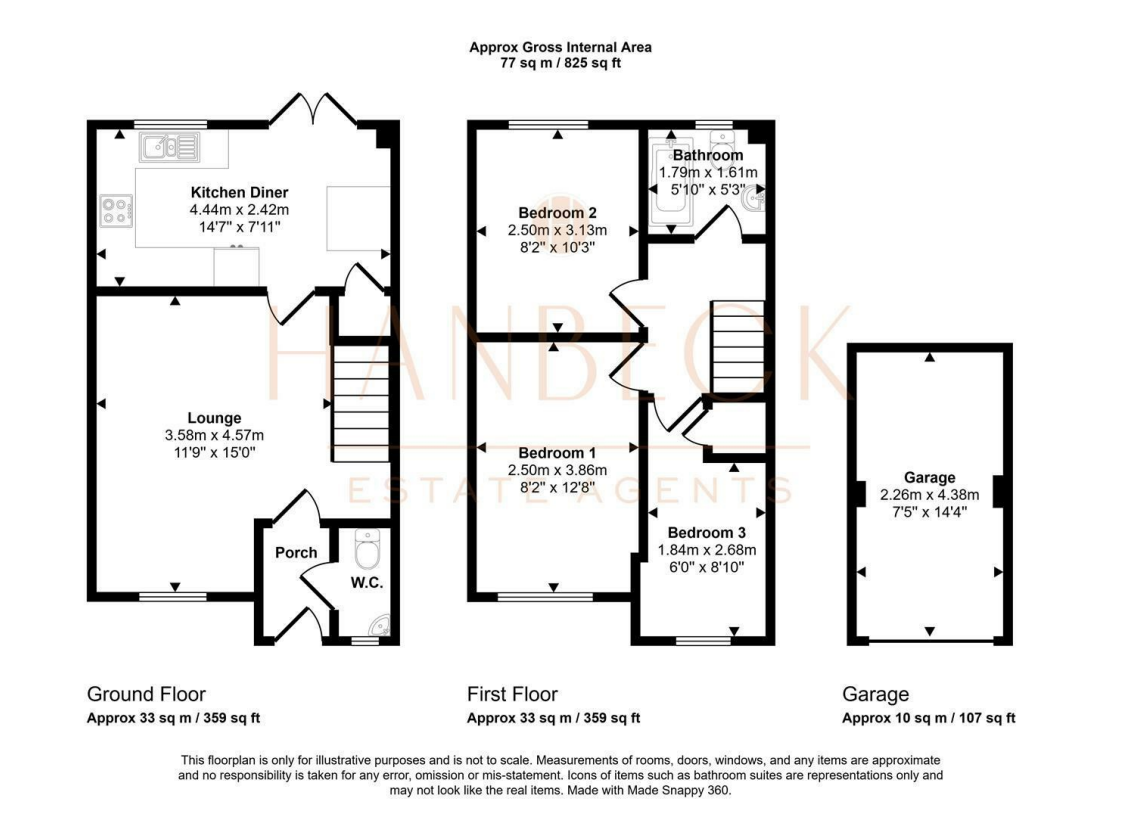
Council Tax Band **C**
EPC Rating **C**



Hull Office

929 Spring Bank West, Hull, East Yorkshire, HU5 5BE

Contact

01482 680850
info@hanbecks.co.uk
hanbecks.co.uk

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.