





Trinity Park

Hull, HU4 6EJ

- Semi-Detached Home
- Spacious Open-Plan Living
- Driveway with Allocated Parking
- Close to Local Amenities
- Easy Access to Transport Links
- Two Large Bedrooms
- Convenient Downstairs WC
- Ideal for First Time Buyers or Small Families
- Close to Well-Regarded Schools
- Viewing Highly Recommended



Asking price £145,000







Situated in a popular residential location, this well-proportioned two-bedroom semi-detached home would make an ideal purchase for first-time buyers or small families. Offering a spacious open-plan layout to the ground floor, two generously sized bedrooms and the added benefits of a downstairs WC, rear garden and allocated driveway parking, this property provides practical and comfortable living accommodation throughout.

Upon entering the property, you are welcomed by an entrance hall leading through to a convenient downstairs WC and the open-plan kitchen, dining area and lounge. This sociable living space offers plenty of room for both everyday living and entertaining, with the kitchen and dining area flowing seamlessly into the lounge.

To the first floor are two large bedrooms, both offering comfortable accommodation, alongside a family bathroom serving the household.

Externally, the property benefits from a rear garden, providing an ideal outdoor space to relax and enjoy during the warmer months. A driveway also provides allocated parking, adding further convenience.

An excellent opportunity to acquire a well-laid-out home, ideally suited to a range of buyers. Early viewing is highly recommended to fully appreciate the accommodation on offer.

REDUCED BY £15,000

Entrance Hall
Accessed via the front entrance, the hallway provides a welcoming introduction to the home, with access through to the ground-floor accommodation. With vinyl flooring and radiator.

Downstairs W.C.
A convenient ground-floor W.C. With vinyl flooring, toilet, radiator and wash hand basin.

Kitchen & Dining Area
9'3" x 12'5"
A spacious open-plan living area combining the kitchen, dining space and lounge to create a sociable and versatile environment. Ideal for both relaxing and entertaining, this layout makes excellent use of the ground-floor space. The kitchen comprises of vinyl flooring, laminate work surfaces, window, sink & drainer, hob, oven, extractor fan, plumbing for washer & dryer and radiator.

Lounge
12'9" x 12'4"
The lounge forms part of the spacious open-plan living area. Featuring carpet flooring, radiator, patio doors leading to the rear garden and stairs leading to the first floor.

Bedroom One
9'10" x 9'11"
A generously sized bedroom offering plenty of space for bedroom furniture, with carpet flooring, two large storage cupboards, radiator and window.

Bedroom Two
12'9" x 7'2"
A second large bedroom providing versatile accommodation, with carpet flooring, windows and radiator.

Family Bathroom
The family bathroom serves both bedrooms and provides practical facilities for everyday use, with vinyl flooring, bath tub, shower attachment, privacy glass window, wash hand basin, toilet and radiator.

Outside
Externally, the property benefits from a rear garden, offering space to relax outdoors during the warmer months. A driveway provides allocated parking, adding further convenience to this appealing semi-detached home.

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

Money Laundering Regulations
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.

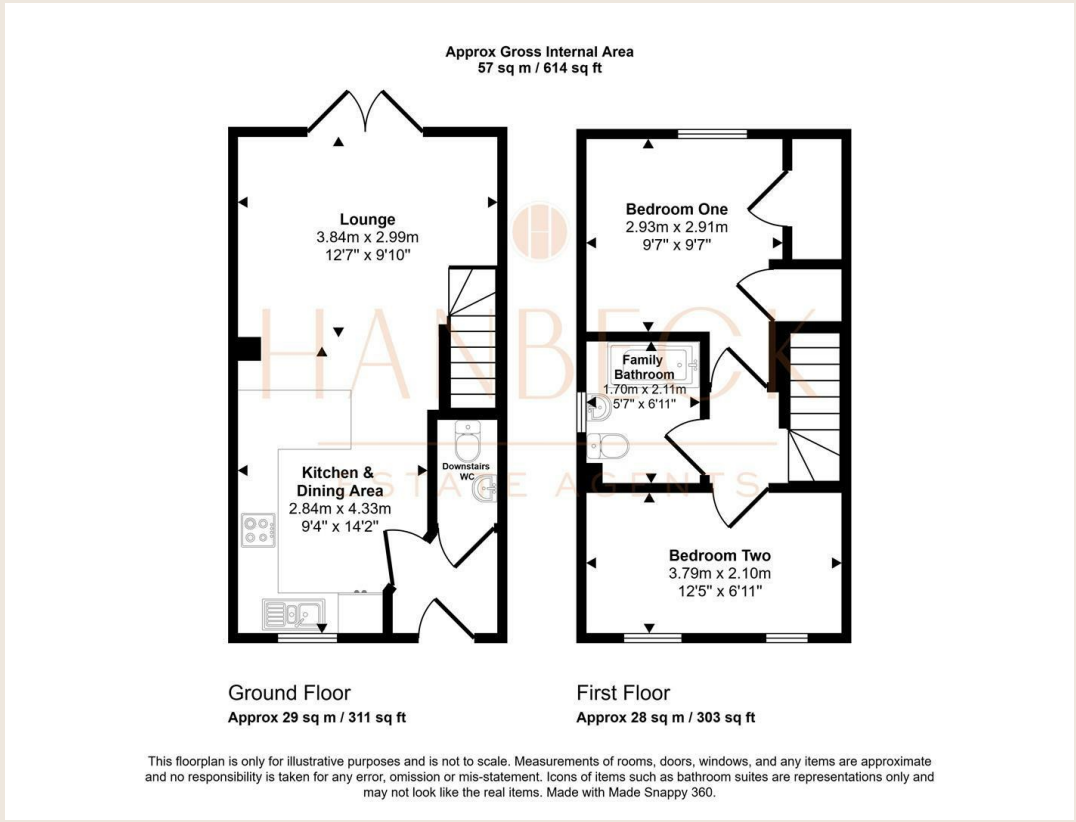
Disclaimer
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended 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 **Hull City Council**
Council Tax Band **B**
EPC Rating **B**









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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.