



174 Dunvegan Road, Hull, HU8 9LF

Offers In The Region Of £260,000

Situated in a prime location, Urban Property is proud to present this stunning, extended, contemporary four-bedroom plus study semi-detached home, offering exceptional living space for growing families. Set on a generous corner plot, the property has been beautifully extended and upgraded, making it truly move-in ready. Featuring two bathrooms and multiple parking options, including a private driveway and a detached garage, this home is ideal for families. It is located within the highly sought-after Spring Cottage Primary School catchment area and just a short distance from Sutton Village, providing excellent local amenities and transport links.

A rare opportunity to secure a large family home in a fantastic location – early viewing is highly recommended!

Ground Floor

Entrance door and window lead into the front aspect, with stairs leading to the first floor and double glass doors to the lounge.

Lounge (7.5m x 3.8m)

A spacious through lounge and dining area featuring a large window to the front aspect. The room is open-plan to the dining area and includes carpet flooring, a radiator, two light fittings, and double glass doors leading to the dining kitchen. A separate door provides access to the inner hallway.

Dining Kitchen

This 6.7m x 3.3m dining kitchen is both spacious and stylish, featuring French doors and a window overlooking the rear garden. It is fitted with contemporary wall and base units, downlighting, tiled splashbacks, and contrasting work surfaces, including a breakfast bar. Integrated appliances include an oven, hob with extractor fan, fridge freezer, and a sink with drainer and mixer tap. The room also offers ample space for a large dining table.

Inner Hall with storage cupboard, and doors leading to:

Shower Room

A convenient ground floor shower room featuring a window to the front aspect, a corner shower cubicle, a vanity wash basin, and a low-flush WC. Finished with a chrome heated towel rail.

Bedroom

A ground floor double bedroom featuring a window to the rear aspect and carpet flooring.

Study

Convenient study with window to the front aspect and fitted wardrobes.

First Floor

Landing with doors leading to three further bedrooms and family bathroom.

Two double bedrooms (one to the front and one to the rear aspects) and a third single bedroom with side window.

Family bathroom

A modern family bathroom with a window to the rear aspect, featuring a white low-flush WC, a vanity sink unit, and a bath.

Exterior

This spacious corner plot offers ample off-street parking

for multiple vehicles at the front, along with a detached garage for additional storage or parking. To the rear, you'll find a fully enclosed garden featuring a well-maintained lawn and a patio area, perfect for outdoor relaxation and entertaining.

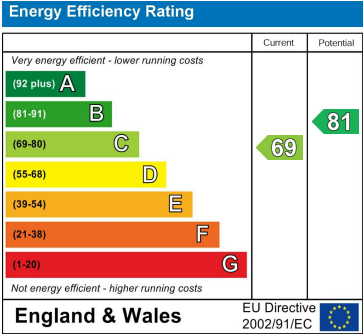
Floor Plan



Area Map



Energy Efficiency Graph



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