



## 100 Needlers Way, Hull, HU5 1DE Offers Over £135,000

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Nestled in Needlers Way, Hull, this impressive family home offers a perfect blend of comfort and modern living. Built in 2010, this spacious property spans an impressive 1,356 square feet, providing ample room for families of all sizes.

The house features four well-proportioned bedrooms, ensuring that everyone has their own space to relax and unwind. With three bathrooms, including en-suite facilities, morning routines will be a breeze, making it ideal for busy families. The first-floor lounge is a standout feature, providing a bright and inviting space for family gatherings or quiet evenings in.

The separate utility room adds to the practicality of the home, offering additional storage and laundry facilities, which is always a welcome convenience. Outside, the good-sized garden presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air.

Additionally, there is an off street private parking space to the front of the property.

This property is not just a house; it is a home that promises comfort, convenience, and a welcoming atmosphere. With its modern features and ample space, it is an excellent choice for families looking to settle in Hull. Do not miss the opportunity to make this delightful property your own.

### VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445



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



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