



## 104 Needlers Way, Hull, HU5 1DD

### Asking Price £140,000



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, a new boiler has been installed, providing peace of mind and energy efficiency for years to come.

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.

PLEASE NOTE: All information regarding the property is provided to us by vendor or a vendor representative, any information provided must be verified further and it is important you carry out your own due diligence to confirm this is fully correct.

#### 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                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 72      |                         |
| (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 |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.