

Energy Efficiency Rating

Potential	Current
74	52

England & Wales

EU Directive 2002/91/EC

Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

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2 Manor Park, Hull, HU11 5RF
£335,000

2

1

1

E

Bed

Bath

Sofa

Energy



EPC: E
Council tax: E
Tenure: Freehold

This charming three-bedroom home sits on a great sized corner plot, offering generous outdoor space for relaxation and gardening. Inside, a bright and welcoming lounge serves as the heart of the home, perfect for entertaining or unwinding in comfort. The spacious kitchen provides ample storage and workspace, while the well-sized bedrooms ensure versatility for growing families, professionals, or those looking to downsize. Externally the property offers an abundance of off street parking and double garage, along with gardens to all side. Located in a friendly neighbourhood with convenient access to local amenities and transport links, this home is a fantastic opportunity for those seeking both comfort and practicality. Don't miss out on making this delightful property your own.

- Three Bedroom • Attractive Property On Generous Corner Plot • Double Garage • Gardens To All Sides • Bright and Airy • Parking For Multiple Vehicles





Front Garden

This generous front garden has a paved tarmac driveway which offers parking for up to five, Gravelled area, Shrubs and planted borders.

Entrance Hall

Entrance door, Front facing window, Staircase to first floor, Under stairs cupboard, Radiator, Spindle banister, Laminate floor, Coving ceiling and a dado rail.

Cloakroom (WC)

Window facing the rear of property, W.C , Hand wash basin, Radiator, Coving ceiling and Vinyl floor.

Lounge

19'10" x 11'10"

Window to the front and side of property, Coving ceiling, Carpeted, Radiator and features a fireplace and an open arch to the dining room/ rear sitting room.

Dining/ Sitting room

11'10" x 8'10"

Coving ceiling, Radiator, Laminate floor and open arch to living room.

Kitchen

13'5" x 11'10"

This beautiful kitchen includes: a window facing the rear garden, Door to rear porch, Fitted wall & Base units, Work surfaces, Single drainer, one and a half bowl, stainless sink, Built in electric hob and oven, Partly tiled walls, Dado rail Radiator, Island with breakfast bar and storage under and allows space for plumb washing machine and fridge freezer.

Rear Porch

10'2" x 4'9"

Windows to side and rear, Door to garden, Radiator and vinyl floor.

First Floor Landing

Carpeted with cupboard, Spindle banister, Loft access, Eves storage and dado rail.

Master Bedroom

15'9" x 12'5"

Front facing dormer window, Built in wardrobes, Radiator and Carpeted.

Bedroom 2

13'6" x 11'6"

Side window, Built in wardrobes, Radiator and carpeted

Bedroom 3

9'8" x 9'6"

Includes a window facing the rear of property, laminate floor and radiator.

Bathroom

14'0" x 7'5"

Rear facing window, W.C, Pedestal hand wash basin, Freestanding bath, Step in

shower, Shower bording to walls and laminate floor.

Rear Garden

This generous garden is laid mainly to lawn but includes paved areas, Fenced boundaries and planted borders. The side garden is laid mainly to lawn which also includes planted borders. There also includes an extra gravelled parking area with green house and vegetable beds.

Double Garage

15'6" x 10'2" 17'10" x 10'0"

This integral garage has power points, Light point and up & over doors.



