



Holderness Road, Hull, HU9

Guide Price £370,000 - £380,000















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This sensational traditional large semi-detached family residence is now available for sale. Impeccably presented throughout, it boasts a grand entrance hall that welcomes you into a spacious lounge, a refined dining room, and a stylish kitchen, complemented by a utility room, a convenient downstairs WC, and a cosy snug on the ground floor. Ascending to the upper level, you will find four generously sized bedrooms, accompanied by a contemporary bathroom. The enchanting large rear garden is a true sun trap, perfect for outdoor enjoyment, while the driveway and garage at the front aspect provide ample parking space.

This is a rare opportunity that you simply cannot afford to miss!

Situated on the popular and convenient Holderness Road, this property is in close proximity to a variety of amenities and well-regarded schools, such as Griffin Primary School and The Marvell College. Additionally, the property benefits from excellent bus routes to and from Hull City Centre, as well as surrounding areas.

KEY FEATURES

- SEMI-DETACHED
- 4 BEDROOMS
- 3 RECEPTION ROOMS
- DRIVEWAY/GARAGE
- IMMACULATELY PRESENTED
- 2 BATHROOMS

DETAILS

Entrance Hall

With carpet flooring, radiator, stairs leading to the first floor, doors leading to the lounge and dining room.

Lounge

This spacious living area offers carpet flooring, double glazed windows, fireplace and radiators.

Dining Room

With laminate flooring, radiator, double glazed window and door leading to the kitchen.

Kitchen

With tiled flooring, laminate work surfaces, double glazed windows, space for appliances, oven, integrated microwave, hob, extractor fan, sink/drainage radiator and door leading to the rear hallway.

Hallway

With tiled flooring, doors leading to the utility, snug and rear garden.

Utility

With tiled flooring, plumbing for washer/dryer, central heating boiler, cabinets, laminate work surfaces and archway leading to the downstairs bathroom.

Downstairs Bathroom

With tiled flooring, WC, towel radiator, walk-in shower and wash hand vanity basin.

Snug

With laminate flooring, radiator and 2 sets of patio doors leading to the rear garden.

Bedroom 1

With carpet flooring, double glazed windows, fitted wardrobes, fireplace and radiator.

Bedroom 2

With carpet flooring, fitted wardrobes, radiator and double glazed window.

Bedroom 3

With carpet flooring, radiator and double glazed window.

Bedroom 4

With carpet flooring, radiator and double glazed window.

Family Bathroom

With tiled flooring, towel radiator, WC, bath cubicle, wash hand basin, shower attachment and double glazed window.

Outside

Boasting an expansive rear garden that basks in sunlight, this property features a driveway capable of accommodating multiple vehicles at the front aspect, complemented by a convenient garage.

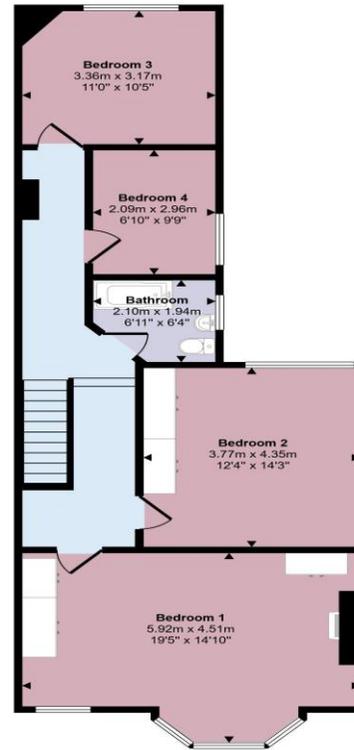
Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

Approx Gross Internal Area
179 sq m / 1922 sq ft



Ground Floor
Approx 100 sq m / 1081 sq ft



First Floor
Approx 78 sq m / 841 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.