



The Nestlings

Hull, HU8 0JB

- Two Story Extended Property
- Semi Detached
- Summer House
- Beautiful En-Suite Bathroom
- Close to Well Regarded Schools
- Parking

£240,000





Rarely available, this extended modern semi-detached home is situated in a small, sought-after development next to the highly regarded Malet Lambert Secondary. Originally offering four good-sized bedrooms, the property has School.

Originally offering four good sized bedrooms, the property has been thoughtfully reconfigured to create a spacious three-bedroom layout. The former fourth bedroom has been transformed into a luxurious dressing room and walk in wardrobe, leading to a beautifully appointed ensuite bathroom complete with freestanding bath.

Early viewing is highly recommended to avoid disappointment!



Entrance Hall

Welcoming and bright entrance hall with tiled flooring, radiator, stairs leading to the first floor, doors leading to the lounge, kitchen and utility.

Utility

This utility area has plumbing for washing machine and space for a dryer. It has an up and over garage door.

Lounge

Cosy lounge with carpet flooring, uPVC window, radiator and statement electric log burner.

Kitchen

Includes a range of fitted wall and base cabinets with complementary worktops, incorporating single drainer sink unit, electric hob with modern extractor above, electric oven integrated wine cooler and plumbing for dishwasher. Double glazed window to the rear and tiled flooring.

Reception Room

Open to the kitchen, this snug sitting room allows for an open plan feel. With tiled flooring, radiator and double glazed french doors which lead to the garden.

Conservatory

Now open to the kitchen, this conservatory is a very versatile space, currently allowing for a useful family dining area, with an open plan living feel. Complete with tiled flooring.

Bedroom 1

This spacious bedroom has uPVC window, radiator and carpet

Dressing Room Area

Previous part of bedroom 4, this dressing area contains modern built in wardrobes and laminate flooring.

En Suite Bathroom

Previously part of bedroom 4, this newly installed en-suite has a luxurious feel and features a statement free standing bath, with hand wash basin and under sink vanity storage, uPVC window and laminate flooring.

Bedroom 2

Spacious bedroom with two uPVC windows, two radiators and carpet flooring.

Bedroom 3

With radiator, uPVC window, loft access and carpet flooring.

Bathroom

Newly renovated, this modern fully tiled bathroom comprises of a modern walk in shower, wall hung towel radiator, W/C and hand basin. Complete with extractor fan, uPVC window and laminate flooring.

Outside

The property has a driveway which allows parking for 2 cars. There is also a rear easy to maintain garden with an area of artificial grass, paved paths and a paved patio area allowing space for seating. The garden has a stoned boarder and fencing to the perimeters. There is also a summerhouse which is included in the property price which is light and power.

Extra Information

- Tenure type - Freehold
- Local Authority - Hull City Council
- Council tax band - C
- Energy performance certificate rating (EPC) - C
- Services - Mains water, electricity, gas and drainage are connected to the property.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

Viewings

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Mortgages

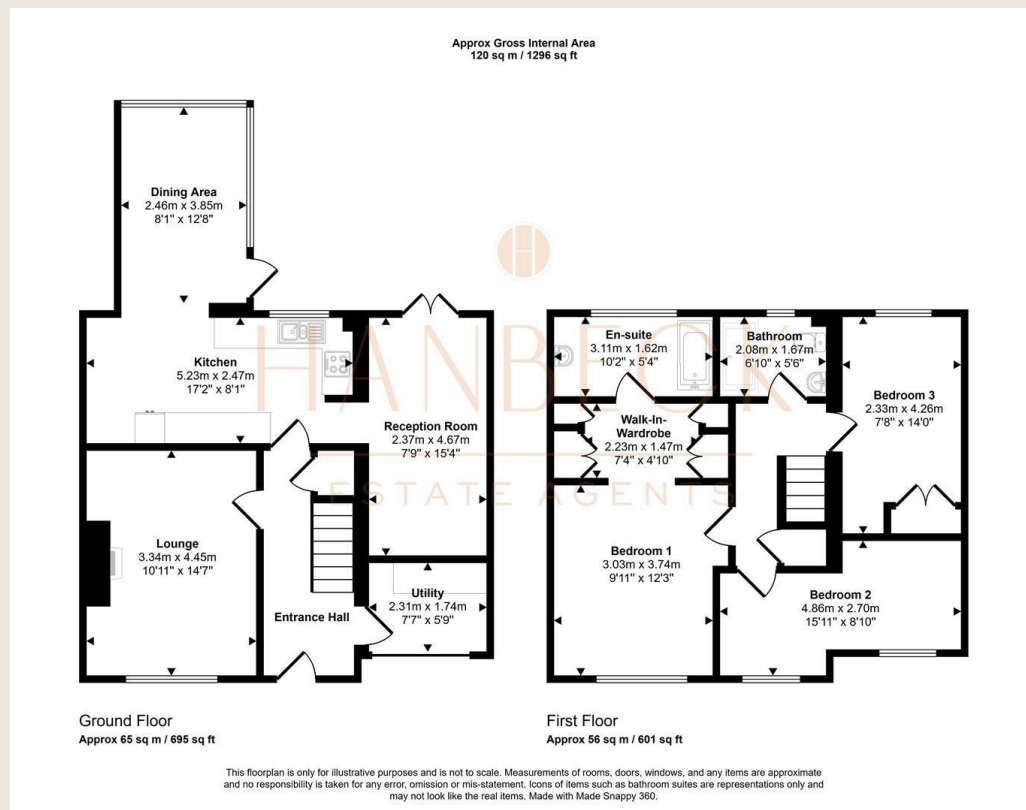
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Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Local Authority **Hull City Council**
Council Tax Band **C**
EPC Rating **C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

