



Pioneer Way

Kingston Upon Hull, HU7 3LH

- Three Bedroom Three Storey End Terrace Home
- Fantastic Popular Location
- Brilliant School Catchment Area
- En-Suite to Master Bedroom
- Ex-Show Home - Immaculate Condition
- Large Garage & Driveway
- Great Amenities Within Walking Distance
- Downstairs W.C.

Offers over £200,000





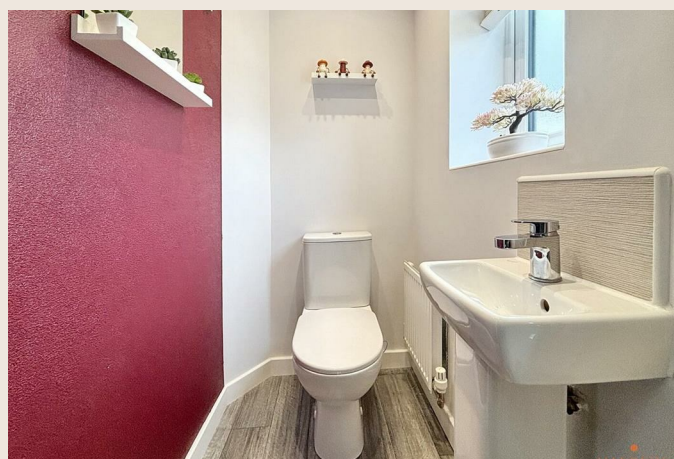
This stunning end terrace house, located on the popular Pioneer Way, Kingswood, offers a perfect blend of modern living and stylish design. Built in 2018, this three-storey townhouse, boasts an impressive 1,055 square feet of well-appointed space, making it an ideal home for families or professionals seeking comfort and convenience.

As you step inside, you will be greeted by a beautifully maintained interior that reflects the property's status as an ex-show home. The ground floor features a welcoming entrance hall, leading to a spacious kitchen/diner and living area that is perfect for relaxation or entertaining guests. The contemporary kitchen is equipped with modern integrated appliances and provides ample space for dining, making it the heart of the home.

This property comprises three generously sized bedrooms, each designed to offer a peaceful retreat. The master bedroom benefits from an ensuite bathroom, providing added privacy and convenience. Additionally, a well-placed downstairs toilet enhances the practicality of the home for both residents and visitors.

Outside, the property includes a garage and a driveway, offering secure parking and extra storage space. The garden area is well-kept, providing a lovely outdoor space for enjoying the fresh air or hosting summer gatherings.

In summary, this exceptional home on Pioneer Way is presented in gorgeous condition throughout and is ready for you to move in. With its modern features, convenient location, and ample living space, this property is a fantastic opportunity for anyone looking to settle in the Kingswood area. Don't miss your chance to make this beautiful house your new home.



Entrance Hall

Accessed via the solid composite front door, this wonderful and welcoming hallway with grey carpet flooring complemented by the grey decor has doors leading to the downstairs W.C and kitchen/diner, with carpeted staircase leading to the first floor. The burglar alarm unit is located here also.

Lounge

14'6" x 11'8"

This bright and inviting lounge features a spacious layout with a uPVC window and French doors which flood the room with natural light. The soft grey carpet adds warmth underfoot, while a deep blue accent wall creates a stylish focal point. The French doors open to the garden, extending the living space outdoors and creating a seamless connection between inside and outside.

Kitchen/Diner

11'5" x 12'11"

The kitchen/diner is sleek and contemporary with high-gloss white base and wall cabinets and integrated appliances that offer a streamlined look. The grey wood-effect vinyl flooring adds texture and complements the neutral colour scheme, with uPVC window above the sink providing natural light. The layout ensures plenty of work surfaces and efficient storage, making it extremely practical. Integrated appliances include fridge freezer, oven, induction hob, extractor unit, washing machine and dishwasher.

Downstairs W.C.

4'6" m x 3'1"

A compact yet fresh and functional ground floor WC, featuring a white suite with a contemporary basin and toilet. The space is brightened by a small uPVC window and includes modern grey vinyl flooring and a tasteful accent wall in a deep red hue.

Bedroom 1

14'8" x 12'8"

Beautiful and spacious main bedroom located on the top floor, boasting a large dormer window that fills the room with natural light and fitted wardrobes. The soft, neutral carpet and muted tones create a calm and restful environment. A geometric-patterned feature wall adds a touch of personality, while the room benefits from an en-suite shower room for added privacy and convenience.

En-Suite

7'10" x 5'9"

The en-suite shower room offers a modern and bright space, featuring a walk-in shower with stylish tiled accents, a pedestal sink basin, and a WC. A skylight window provides natural light, enhancing the airy feel of the room.

Bedroom 2

12'8" x 8'6"

Well-proportioned bedroom featuring a large uPVC window that invites plenty of daylight. The neutral decoration and carpet make it easy to personalise, while the built-in storage provides practical space-saving solutions.

Bedroom 3

7'10" x 9'2"

Cosy room with uPVC window, ideal as a guest bedroom, nursery, or study. Its neutral decor and carpet provide a welcoming, versatile space.

Bathroom

7'10" x 6'6"

This family bathroom is both practical and modern, equipped with a white suite including a bathtub, pedestal sink basin, and WC. Neutral tiled walls and a wood-effect vinyl flooring create a clean, fresh atmosphere. A uPVC window allows natural light and ventilation.

Study Area

The study area on the first floor landing provides a bright and practical space, serving as a convenient spot for work or study within the home.

Rear Garden

The rear garden is a low-maintenance outdoor space bordered by timber fencing and decorative gravel. It features a security lighting and a neatly laid artificial lawn with a paved pathway running alongside, offering a safe and secure area for children to play or for outdoor seating and relaxation. There is side gate that provides access to the front of the property, and a rear gate that has a paved path that leads round to the garage and driveway.

Garage

11'0" x 20'7"

The garage is a single, brick-built structure with a traditional up-and-over door, offering secure off-road parking or useful storage space. There is a driveway in front of the garage, providing space for a further vehicle.

Additional Information

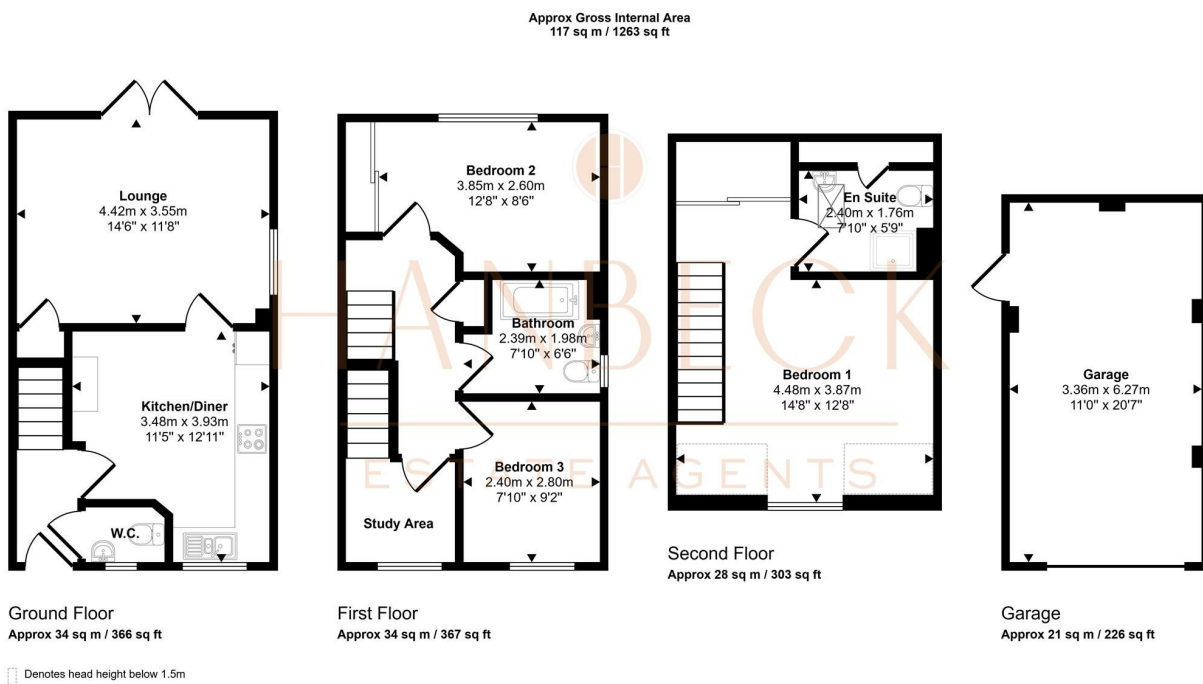
- Tenure type - Freehold
- Local Authority - Hull City Council
- Council tax band - C
- Energy performance certificate rating (EPC) - B
- Services - Mains water, electricity, gas and drainage are connected to the property

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.



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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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