

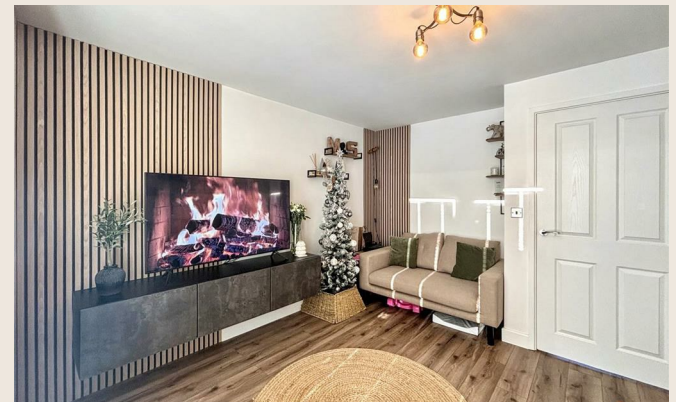


## Gypsy Moth Lane

Hull, HU7 3LQ

- Two Bedrooms
- Downstairs WC
- Off Street Parking
- Close to Local Amenities
- Semi Detached
- Modern & Stylish Throughout
- Popular Location
- Great Schools Nearby

Asking price £145,000





This beautiful and cosy two-bedroom semi-detached home located on Gypsy Moth Lane, Kingswood, is ideal for first-time buyers, small families, or those looking to downsize. This well-presented property offers comfortable modern living with excellent local amenities close by.

Upon entering, you are welcomed into a stylish fitted kitchen that provides ample storage and workspace, leading through to a convenient downstairs WC, adding practicality for everyday living. The lounge provides an inviting atmosphere for relaxation and entertaining, with double doors leading to the rear garden, providing an array of natural light and enhances the indoor-outdoor flow.

The first floor boasts two well-proportioned bedrooms, both well decorated and finished to a high standard, along with a modern family bathroom.

The layout is thoughtfully designed, ensuring that all space is utilised effectively.

The house is situated in a friendly neighbourhood, with local amenities and parks within easy reach, making it a great choice for families and professionals alike.

With its modern build and practical layout, this house on Gypsy Moth Lane is a wonderful opportunity for those seeking a comfortable home in a vibrant community. Don't miss the chance to make this lovely property your own.



### Kitchen

9'5" x 11'5"

The kitchen is a well-appointed, modern space fitted with sleek white cabinetry and contrasting countertops. Integrated appliances include fridge/freezer and an oven and gas hob, complemented by a tiled splashback with geometric designs. With wood-effect laminate flooring, radiator, uPVC window and doors leading to the lounge and downstairs W.C.

### Lounge

12'8" x 9'1"

This inviting lounge offers a bright and welcoming space with contemporary decor and finishes. The room features wood-effect laminate flooring, flowing through from the kitchen, along with radiator and French doors leading to the rear garden creating a light and relaxing atmosphere.

### Downstairs W.C.

This handy ground floor WC is finished with modern fixtures, including a pedestal basin, toilet and radiator. The room is tastefully decorated and has wood-effect laminate flooring which ties in with the rest of the ground floor.

### Bedroom 1

12'6" x 8'5"

Comfortable double room featuring stylish dark green panelling and Floor-to-ceiling mirrored fitted wardrobes, providing excellent storage while enhancing the sense of space. Natural light floods in from the uPVC window which faces the rear aspect, creating a restful atmosphere. With carpet flooring and radiator.

### Bedroom 2

9'5" x 8'0"

Charming second double bedroom with neutral decor. Comprising carpet flooring, radiator, uPVC window facing the front aspect and storage cupboard.

### Bathroom

6'0" x 6'4"

The bathroom offers a modern design with a white suite including a bath with a shower screen, a vanity unit with an inset basin, and a toilet. Grey textured wall panels surround the bath area, adding a contemporary touch. A frosted uPVC window provides natural light and ventilation, enhancing the fresh and clean feel of the room. With vinyl flooring and radiator.

### Rear Garden

The rear garden is a well-maintained outdoor space featuring a paved patio area directly outside the property, leading to a neatly kept lawn. Gravel paths run along one side, bordered by wooden fencing for privacy. This garden offers a pleasant spot for outdoor seating, relaxation, and gardening. With gate access to the side and rear.

### External

The front exterior of the property presents a modern semi-detached home with a light brick facade and dark-framed windows. The entrance is set back with a small paved path and bordered by well-kept shrubbery, creating a neat and welcoming appearance.

To the rear external, there are two allocated parking spaces, with rear gate access to the property.

### Additional Information

- Tenure type - Freehold
- Local Authority - Hull City Council
- Council tax band - B
- 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.

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### Mortgages

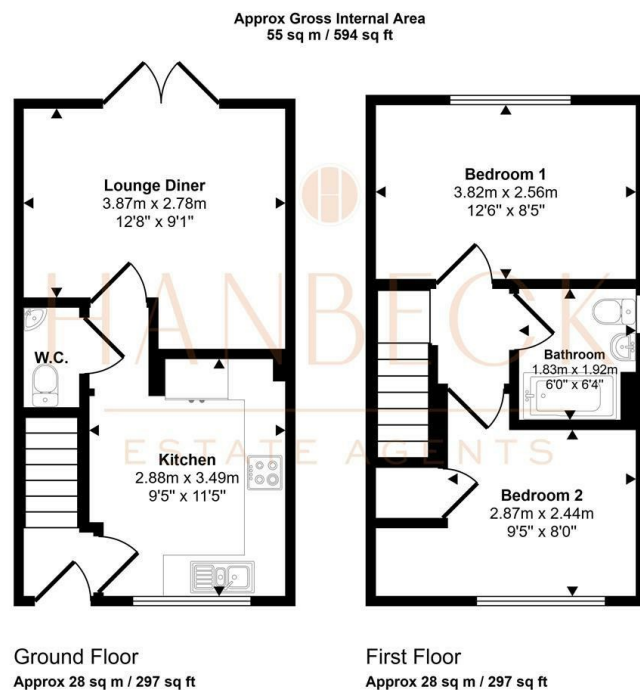
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### Money Laundering Regulations

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 **B**  
EPC Rating **B**



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