

23 Pioneer Way, Hull HU7 3LS
£170,000

- Modern semi-detached house
- Beautifully presented and well-designed
- Approximately 630 square feet
- Private driveway
- Landscaped south facing rear garden
- Lounge with French doors to the rear
- Two double bedrooms
- Excellent first time buyer or investment opportunity
- Council tax band B
- EPC rating B

This superb, well-designed, modern two bedroom semi-detached house is presented to the market. The property benefits from off-street parking and a rear southerly facing landscaped garden. The house offers well-appointed accommodation of approximately 630 square feet, enjoying entrance hallway, contemporary fitted kitchen with a host of built-in and integrated appliances, downstairs WC, superb lounge overlooking the rear garden and to the first floor there are two double bedrooms and a modern bathroom. The property has a private side driveway and the rear garden is beautiful landscaped with patio and lawn.

This great quality property will appeal to first time buyers or investors alike and would make an excellent purchase.

LOCATION

Situated in East Yorkshire, on the banks of the Humber Estuary, Hull is a city boasting superb culture, attractions, industry and transport, all of which make it a fantastic place to call home. The historic Old Town and scenic waterfront have long attracted artists and poets, and now people flock to enjoy the eclectic shopping, vibrant nightlife, and rich culture of this dynamic city. Hull University is popular with both UK and overseas students. The Avenues which surround the University have such a cosmopolitan vibe with art, great restaurants and café bars. The M62 and Humber Bridge routes provide great commutability making it a popular place to live, with a main line railway station and two large bus companies serving the area and further afield.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A grey composite door with glazed inserts leads into:

ENTRANCE HALLWAY

Having staircase leading to the first floor accommodation. Superb stairs storage for shoes!

BREAKFAST KITCHEN

11'8 x 10' (3.56m x 3.05m)
uPVC double glazed window to the front elevation. An extensive range of contemporary base and wall units with worksurfaces, stainless steel gas hob with splashback, extractor and single electric fan oven. Integrated fridge freezer, washer/dryer and dishwasher, sink unit with drainer.

DOWNSTAIRS WC

Two piece white suite enjoys low level WC and pedestal wash basin with extractor.

LOUNGE

13'2 x 12'2 decreasing to 9'8 (4.01m x 3.71m decreasing to 2.95m)
uPVC double glazed French doors opening out into the rear garden and TV aerial point.

FIRST FLOOR LANDING

BEDROOM 1

10' x 8'5 plus doorwell (3.05m x 2.57m plus doorwell)
uPVC double glazed window to the front elevation and fitted storage cupboard.

BEDROOM 2

11'2 to wardrobes x 8'8 (3.40m to wardrobes x 2.64m)
uPVC double glazed window to the rear elevation, full wall of mirrored sliderobes.

BATHROOM

6'7 x 6'3 (2.01m x 1.91m)
uPVC double glazed window to the rear elevation, modern three piece white suite enjoys panelled bath with shower over, low level WC and pedestal wash basin, attractive tiling to wet areas and extractor.

EXTERNAL

To the front of the property is a low maintenance garden. A side driveway provides off-street parking and gated entry into the rear garden.

The rear garden is south facing and beautifully presented with a newly laid patio leading down to a lawned garden.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

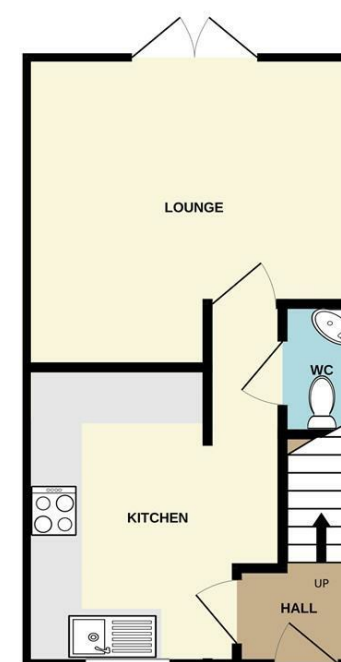
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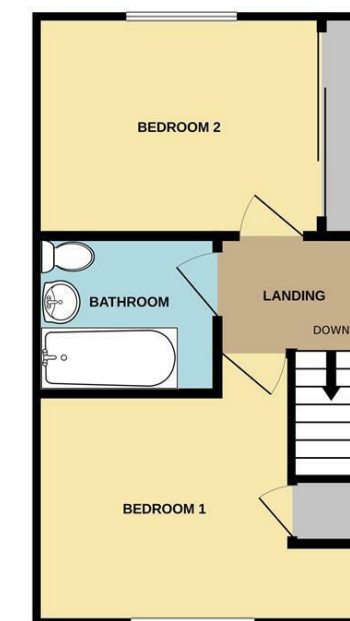
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GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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