Sleightholme Close

Hull, HU7 3EZ

- Three Bedroom Detached Home
- Downstairs WC
- Single Garage
- Ideal Family Home
- Good Transport Links
- Quiet Cul-De-Sac Location
- Side Driveway
- Close to Local Shops & Amenities
- Great Schools Nearby
- Viewing Highly Recommended

Offers in excess of £185,000

Welcome to this charming detached house located on Sleightholme Close in the desirable area of Kingswood, Hull. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for families or those seeking a peaceful retreat.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the house is thoughtfully designed, ensuring that every space is utilised effectively.

The property boasts three well-proportioned bedrooms, each offering ample natural light and space for relaxation. These rooms provide a wonderful opportunity for personalisation, allowing you to create your own sanctuary. The bathroom is conveniently located, featuring modern fixtures and fittings to cater to your daily needs.

One of the standout features of this home is the parking space available for two vehicles, providing ease and convenience for you and your guests. The surrounding area is known for its friendly community and excellent local amenities, including shops, schools, and parks, all within easy reach.

In summary, this detached house on Sleightholme Close is a fantastic opportunity for anyone looking to settle in a vibrant and welcoming neighbourhood. With its spacious living areas, three bedrooms, and convenient parking, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

Lounge
12'9" x 14'1"
This welcoming lounge offers a generous space for relaxation and socialising, featuring wood -effect laminate flooring and a bay window that floods the room with natural light. The room comfortably accommodates a substantial corner sofa and has a calming, modern decor that complements the warmth of the flooring. The lounge flows naturally to the stairway and provides a seamless connection to the dining area and kitchen beyond.

Kitchen / Diner
15'9" x 8'2"
A bright and airy kitchen / diner featuring white cabinetry with wood-effect worktops and metro-style tiled splashbacks. The kitchen is fitted with integrated appliances including an oven and hob, and a sink positioned under a window that overlooks the garden. The dining area is conveniently situated next to French doors that open onto the rear garden, making it ideal for indoor-outdoor dining and entertaining. The vinyl flooring runs throughout the kitchen and dining space, providing a practical and cohesive finish.

Downstairs W.C.
A well-appointed downstairs WC with a contemporary feel, featuring a wall-mounted sink with geometric tiled splashback, a close-coupled toilet and a small radiator. The room is compact but thoughtfully designed to maximise space and function.

Bedroom 1
9'2" x 12'2"
The main bedroom offers a cosy yet stylish retreat with neutral tones and fitted wardrobes which provide ample storage and a large window that allows plenty of daylight to fill the room.

Bedroom 2
7'10" x 10'8"
This second bedroom is bright and practical, providing a good amount of space with built-in corner wardrobes and a window that fills the room with natural light. The neutral decor and carpeted floor make it a flexible space suitable for a variety of uses.

Bedroom 3
7'6" x 6'6"
A compact bedroom, ideal as a child's room, study or guest room, with a window providing natural light and fitted wardrobes for storage. The room features a neutral decor and carpet flooring.

Bathroom
6'3" x 5'10"
A modern family bathroom featuring a white suite comprising a corner bath with shower attachment and a pedestal wash basin. The walls are tiled with small mosaic tiles, adding texture and interest to the room, while a frosted window provides privacy and light.

Rear Garden
Set to the rear of the property, the garden offers a well-maintained lawn complemented by a decked area, ideal for outdoor seating and entertaining. The garden is enclosed by fencing, creating a private and secure space for family enjoyment. With a door providing access to the garage and a side gate allowing access to the side drive.

External
8'4" x 15'8"
Externally, there is a grassed front garden, along with a side driveway leading to the garage, providing useful off-road parking or storage space. The garage benefits from a rear access door as well as a main entrance up and over door.

Additional Information
- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - C
- Energy Performance Certificate Rating (EPC) - D
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings
Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Free Valuation
Thinking of selling or letting?

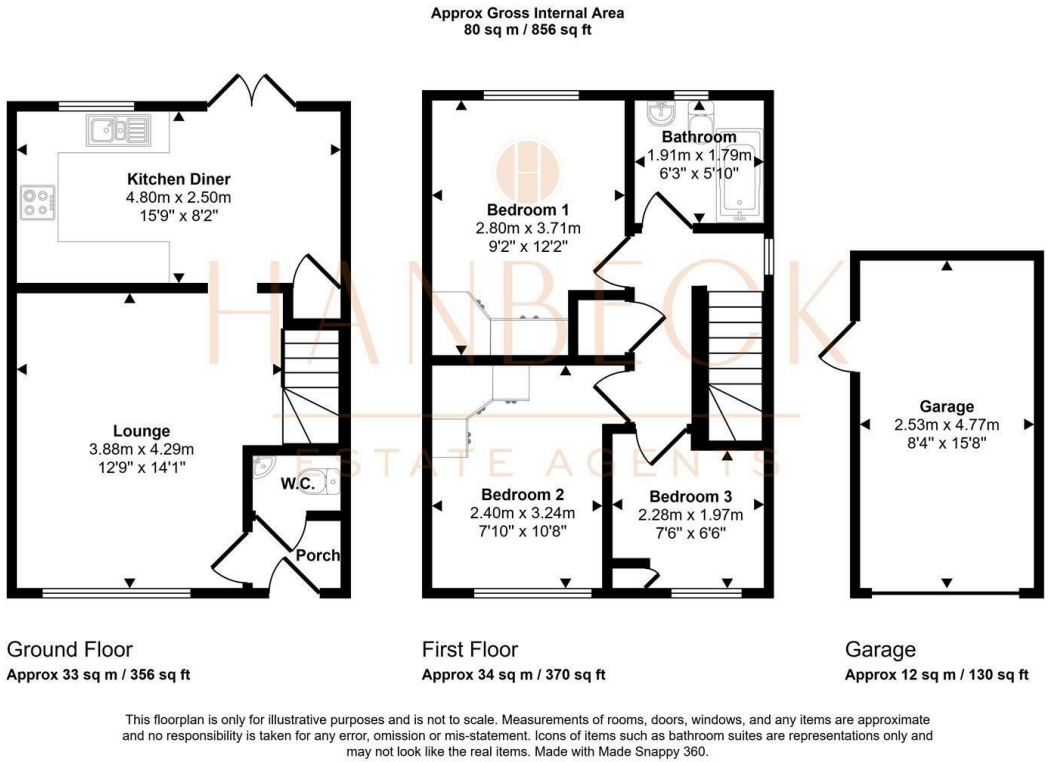
If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations.
Please get in touch and we will arrange a no-obligation property appraisal.

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.

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.

Mortgages

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



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