



Ellesmere Avenue

Hull, HU8 9BS

- Three Bedrooms
- Large Enclosed Rear Garden
- Driveway & Garage
- Close to Local Amenities
- Semi-Detached
- Stylish Bathroom with Freestanding Bath
- Great Transport Links
- Walking Distance to East Park

Offers in the region of £220,000





Welcome to this wonderful three-bedroom semi-detached home located on the desirable Ellesmere Avenue in Hull. Offering spacious living throughout, a large rear garden, and the added benefit of a garage and driveway, this property boasts a delightful blend of character and modern living, making it an ideal family home.

Upon entering the property, you're welcomed into a spacious hallway leading to a bright lounge with a gorgeous log burner and large front window allowing plenty of natural light. The modern kitchen offers excellent workspace and storage, with views overlooking the rear garden. There are two further reception rooms, one currently used as a dining room, perfect for family meal times, and the other, which is to the rear of the property, would make a great office/study space.

To the first floor, the property comprises three comfortable bedrooms, each providing a peaceful retreat for rest and relaxation. The bathroom is a standout feature, complete with a freestanding bath that adds a touch of luxury to your daily routine.

Externally, the expansive rear garden is ideal for summer gatherings or simply relaxing in a private outdoor setting. The front of the property benefits from a driveway and an attached garage providing ample parking and storage options.

Situated in a friendly and popular area, this home is close to local amenities, schools, and parks and has excellent transport links to the city centre and surrounding areas. With its blend of traditional charm and modern convenience, this semi-detached house on Ellesmere Avenue is a wonderful opportunity not to be missed. We invite you to come and explore the potential of this lovely property!!



Entrance Hall

57" x 172"

This welcoming entrance hall has a stylish decor and benefits from wall panelling and a two-tone paint scheme. With doors leading to the main living spaces and kitchen and staircase leading to the first floor, providing a practical and attractive transition throughout the home. With hard wood flooring, radiator and understairs storage cupboard.

Lounge

128" x 172"

This great sized lounge offers a cosy and welcoming space, featuring a large uPVC bay window that fills the room with natural light and a feature wood-burner enhancing the room's charm. The room is spacious enough for multiple sofas, creating a comfortable area for relaxing and entertaining. With neutral decor, carpet flooring and radiator.

Dining Room

11'3" x 12'9"

Bright and inviting room with French doors that open out to the garden, allowing plenty of natural light to flood in and create a lovely space for family meals or entertaining guests. With laminate flooring and radiator.

Kitchen

75" x 1710"

Expansive galley style kitchen boasting a well-planned layout with a farmhouse-style range cooker and a tiled splashback. Light wooden worktops complement the sage green wall and base units. The space is enhanced by a Velux window that bring in ample daylight, and a breakfast bar with seating provides a casual dining spot. There is also a utility area to rear area, along with a storage cupboard. With lino flooring, uPVC windows and panel style radiator.

Reception Room

75" x 9'4"

Great space to the rear of the property, has an array of options for use, including a gym area, snug or office space. With laminate flooring and uPVC door leading to the rear garden.

Bedroom 1

101" x 172"

This generous double room to the front aspect of the property, has a bright bay window that bathes the space in natural light. The room is painted in a soft, calming palette with a contrasting ceiling, offering a peaceful retreat. With carpet flooring and radiator.

Bedroom 2

107" x 130"

Well-proportioned double room to the rear aspect, looking out over the rear garden. This room features a large window that provides plenty of natural light, carpet flooring and radiator.

Bedroom 3

75" x 711"

Cosy third bedroom, to the front aspect, decorated in soft tones and offering a practical space suitable for a child's bedroom or a study, depending on your needs. With carpet flooring and radiator.

Bathroom

7'10" x 9'9"

A stylish and contemporary bathroom fitted with a beautiful freestanding clawfoot bath, a separate walk-in shower with glass screen, a hand wash basin, and a WC. Frosted uPVC windows ensures privacy while providing natural light to the space. With lino flooring and a traditional style radiator, this room is tastefully designed to provide a touch of luxury and relaxation.

Rear Garden

The large enclosed rear garden offers plenty of outdoor space, perfect for family gatherings, summer barbecues, or simply enjoying the outdoors. The garden is mainly laid to lawn with a patio seating area and a side gate providing access to the side and front of the property.

External

Externally, there is a gravelled front garden with a paved driveway providing off-street parking and doors giving front access to the garage. The garage can also be accessed internally.

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

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.

Free Valuation

Thinking of selling or letting?

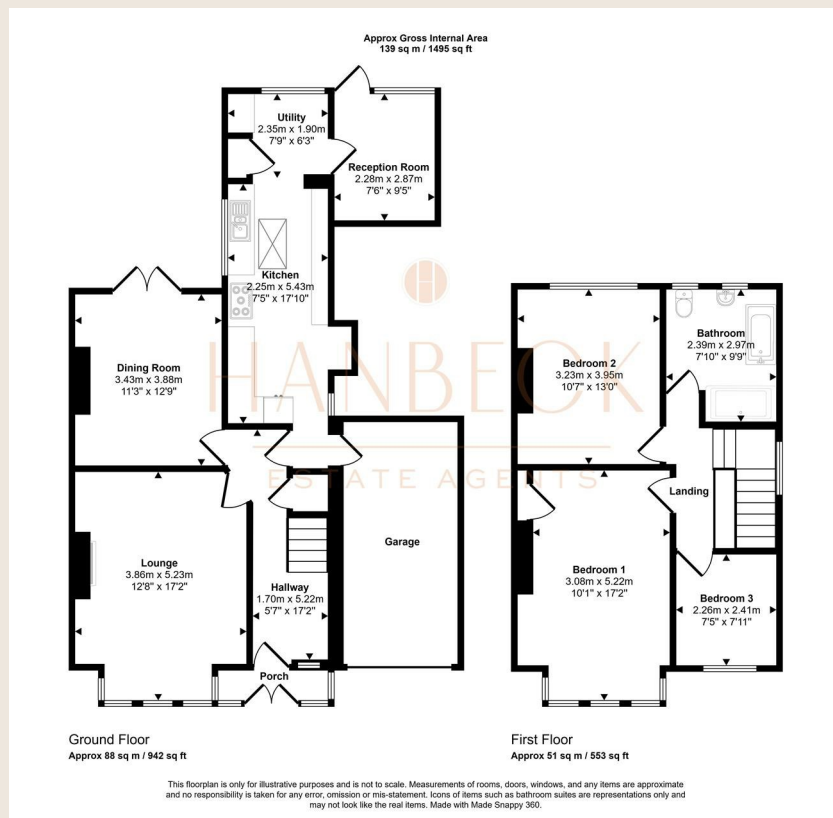
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Money Laundering Regulations

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.



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Council Tax Band **C**
EPC Rating **D**



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