



## Elvaston Park

Hull, HU7 3JX

- Three Bedroom End-Terrace Home
- Gorgeous Throughout
- Air-Conditioning to Lounge & Master Bedroom
- Great Schools Nearby
- Fantastic Location
- Side Drive & Garage
- Downstairs WC
- Garden Room
- Close to Shops, Cafes & Retail Park
- Viewing Highly Recommended

Asking price £180,000





This beautifully presented three-bedroom end-terraced home offers stylish, move-in-ready accommodation ideal for modern family living!

The property benefits from a side driveway providing off-street parking, along with a versatile garage that has been thoughtfully divided to create a useful storage space and a separate garden room—perfect for a home office, gym, or relaxation area.

Inside, the home is tastefully decorated throughout, creating a warm and inviting atmosphere. The ground floor features a well-appointed lounge, kitchen with a contemporary finish and a convenient downstairs WC.

Upstairs, three well-proportioned bedrooms provide ample space for families or those needing additional workspace, all complemented by a modern family bathroom.

The lounge and master bedroom also benefit from air conditioning, ensuring comfort all year round.

Externally, the property enjoys a pleasant garden space, ideal for entertaining or unwinding.

This is a fantastic opportunity to acquire a turnkey home in a popular residential location—early viewing is highly recommended.



### Entrance Hall

Welcoming hallway, accessed via the solid composite front door, featuring light wood-effect laminate flooring that flows throughout the ground floor, creating a warm and inviting entrance. With doors leading to the kitchen, lounge and downstairs WC; and staircase leading to the first floor.

### Lounge

15'5" x 10'10"

Flooded with natural light from the window and French doors that open out into the garden, this gorgeous lounge has neutral decor, an understairs storage cupboard and is finished with light wood-effect laminate flooring, creating a bright and airy atmosphere. Fitted air-conditioning is a fantastic addition to this room and keeps the space cool and fresh all year round.

### Kitchen

8'3" x 11'5"

Well-appointed and practical kitchen benefitting from a range of light wood wall and base cabinets, paired with dark work surfaces, creating a modern look. Appliances including an oven and hob are integrated neatly, with space for a washing machine. There is a small breakfast bar area with seating for two. The kitchen benefits from a window overlooking the front of the property, and the vinyl floor adds durability and ease of maintenance.

### Downstairs WC

Convenient and practical downstairs WC, with a boxed in sink basin and frosted window, creating light and privacy.

### Bedroom 1

8'7" x 9'9"

Stunning master bedroom, also benefitting from a fitted air-conditioning unit, styled in soft neutral tones with carpet underfoot, contributing to a restful atmosphere. A window allows natural light to brighten the room, and there is fitted mirrored wardrobes which provide ample storage. Contemporary light fittings and tasteful decor complete the inviting feel of this bedroom.

### Bedroom 2

7'2" x 10'2"

Charming second bedroom with stylish wall panelling and wood-effect laminate flooring. It is well suited for use as a bedroom or nursery, as shown in the current layout. A large window provides plenty of natural light, complementing the clean and fresh interior design.

### Bedroom 3

7'10" x 6'8"

Versatile third bedroom, currently used as a dressing room, it benefits from a window that fills the room with daylight. The neutral colour scheme and plush carpeting create a calm and inviting environment, ideal for relaxation or work.

### Bathroom

6'2" x 5'10"

The bathroom is stylishly finished with partially tiled walls and vinyl floor in soft neutral tones. It includes a bath with a glazed screen and overhead rainfall shower, a modern wall-mounted basin unit, and a concealed cistern toilet. A frosted window allows natural light while maintaining privacy, and an illuminated circular mirror adds a touch of contemporary elegance.

### Rear Garden

The garden is a well-maintained outside space featuring an attractive paved patio area that leads to an artificial lawn, perfect for easy upkeep. A raised decked area provides additional seating or dining space, and the enclosed garden is bordered by wooden fencing, offering privacy. There is a detached garage with an adjoining garden room, adding flexibility for storage or hobbies. The garden receives plenty of natural sunlight, making it an inviting spot for outdoor relaxation and entertaining. There is a door leading to the garden room and side gate access leading to the drive and front of the garage.

### Garage/Garden Room

Garage 8'4" x 12'10", Garden Room 7'11" x 6'10"

The property benefits from a detached garage and garden room. These spaces offer additional storage or flexible use outside the main house.

### External

To the front of the property there is a small grassed area with a paved path leading to the front door. To the side, there is a drive, garage and side gate access to the rear garden.

### Additional Information

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

### 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.

### Viewings

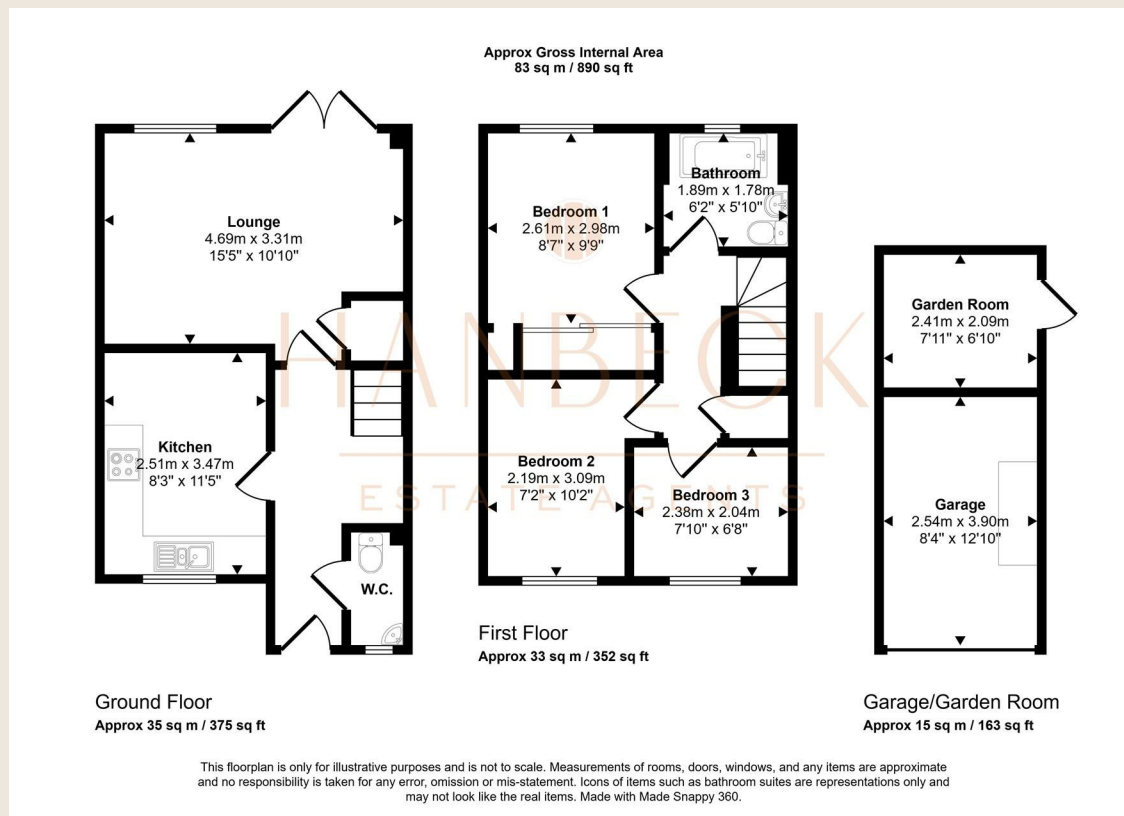
Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

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



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