



Hemble Way

Hull, HU7 3ET

- NO CHAIN
- Modern & Stylish Throughout
- Side Driveway
- Close to Shops & Amenities
- Perfect for First Time Buyers
- Two Bedroom Semi-Detached Home
- Low Maintenance Garden
- Single Garage
- Fantastic Popular Location
- Viewing Essential

Offers in excess of £150,000





Situated in a popular residential area of Kingswood, this well-maintained two bedroom semi-detached property offers comfortable living space and would make an ideal first-time purchase, investment, or downsize. The property is offered to the market with no onward chain, allowing for a straightforward purchase.

The accommodation briefly comprises an entrance hallway leading into a bright and welcoming living room, with access through to a modern kitchen/dining area overlooking the rear garden. Upstairs, the property features two well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a private rear garden, ideal for relaxing or entertaining. To the side of the property there is a driveway providing off-street parking, which leads to a single garage offering additional storage or secure parking.

The property benefits from its location in Kingswood, a vibrant community known for its excellent amenities, including shops, schools, and parks, all within easy reach.

With its modern build and practical layout, this house is not only a comfortable home but also a sound investment for the future. Whether you are looking to settle down or seeking a rental opportunity, this property on Hemble Way is certainly worth considering. Don't miss the chance to make this lovely house your new home!



Entrance Hall

Accessed via the uPVC front door, the entrance hall provides a welcoming entry to the property with staircase leading to the first floor and door leading to the ground floor rooms. With carpet flooring and radiator.

Lounge

11'6" x 13'6"

This inviting lounge offers a comfortable space for relaxation and entertaining, featuring a uPVC window that fills the room with natural light. The neutral decor and tasteful finishes create a warm and welcoming atmosphere. With carpet flooring and radiator.

Kitchen / Diner

11'7" x 7'8"

Positioned to the rear of the property, the kitchen is fitted with a range of wall and base units with work surfaces over, sink and drainer, and integrated appliances including oven and hob. There is room for a dining table and chairs, with a uPVC window and door providing access to the rear garden. With vinyl flooring and wall panel style radiator.

Bedroom 1

8'6" x 11'3"

A well-proportioned bedroom with a generous uPVC window allowing in plenty of natural light. The room is neutrally decorated with soft carpeting underfoot, a radiator and space for bedroom furniture, providing a peaceful retreat.

Bedroom 2

5'10" x 10'0"

A good sized bedroom overlooking the rear garden, suitable as a guest room, child's bedroom or home office. With carpet flooring and radiator.

Bathroom

5'4" x 6'8"

The bathroom features a clean and practical design with tiled walls and vinyl flooring. It includes a bath with overhead shower, a pedestal wash basin, and WC. A heated towel rail and frosted uPVC window provide both comfort and privacy in this well-maintained space.

Rear Garden

A private enclosed rear garden mainly laid to lawn with space for outdoor seating, making it ideal for relaxing or entertaining. With access to the side drive and garage.

Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council

- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - D
- 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.

Mortgages

Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

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.

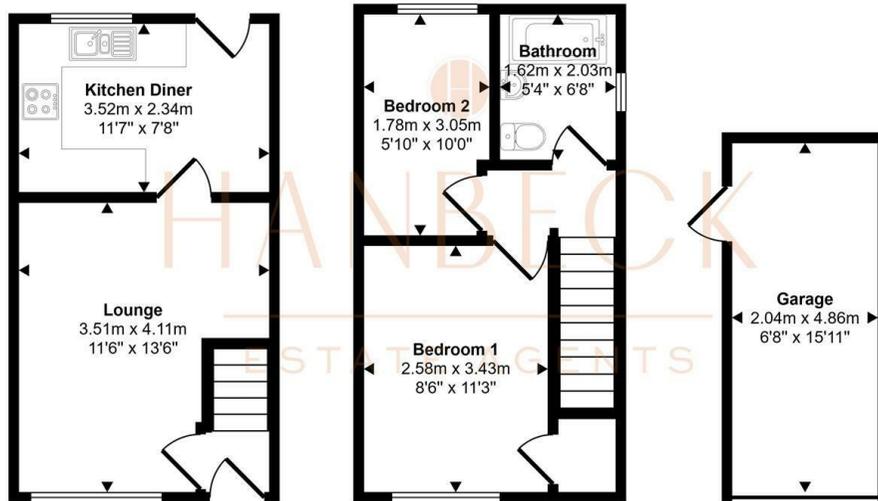
Money Laundering Regulations

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.



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

Approx Gross Internal Area
57 sq m / 609 sq ft



Ground Floor
Approx 23 sq m / 249 sq ft

First Floor
Approx 24 sq m / 254 sq ft

Garage
Approx 10 sq m / 107 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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