



Mason Avenue

Hull, HU6 9FJ

- Three Bedrooms
- Downstairs WC
- Integrated Garage
- Close to Local Amenities
- Close to Schools
- Semi-Detached Home
- Contemporary Bathroom
- Driveway
- Easy Access to Transport Links
- Viewing Recommended

Offers in excess of £160,000



Situated in a popular residential location, this well-presented three-bedroom semi-detached home offers spacious and practical accommodation ideal for families and first-time buyers alike.

The property benefits from an integrated garage and private driveway providing off-street parking. Internally, the ground floor comprises a welcoming lounge, a modern kitchen diner with patio doors opening onto the rear garden, and a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms together with a family bathroom.

Externally, the property enjoys an enclosed rear garden, perfect for outdoor entertaining and family use.

Early viewing is highly recommended to fully appreciate the accommodation on offer.



Entrance Hall

Accessed via the front entrance door with stairs leading to the first floor accommodation and door leading to the lounge.

Lounge

9'11" x 14'10"

A spacious and welcoming lounge with a window to the front elevation providing plenty of natural light.

Kitchen Diner

13'3" x 7'7"

Fitted with a range of wall and base units with work surfaces over, incorporating space for dining furniture if required. Patio doors lead out to the enclosed rear garden, providing plenty of natural light and ideal access for outdoor entertaining.

Downstairs W.C.

Practical ground floor WC fitted with a toilet and a small wall-mounted sink, complete with modern tiling to the splashback.

Bedroom 1

9'3" x 16'7"

A bright and serene bedroom featuring a window that faces the front aspect and allows natural light to create a relaxing atmosphere perfect for rest and rejuvenation.

Bedroom 2

12'11" x 10'9"

A versatile well-proportioned bedroom currently set up as a music and study space, with a window facing the front aspect.

Bedroom 3

6'8" x 11'4"

A good sized third bedroom, ideal as a child's bedroom, guest room or home office.

Bathroom

6'2" x 5'10"

Featuring a clean and modern design with a white suite including a bath with overhead shower, a pedestal sink, and a toilet. With partially tiled walls, vinyl flooring and a frosted window providing privacy and natural light.

Rear Garden

The rear garden is a generous, enclosed lawn space bordered by wooden fencing, offering a safe and private outdoor area perfect for relaxing, gardening, or children's play.

Front External

To the front of the property is a driveway providing off-street parking leading to the integrated garage.

Additional Information

- Tenure Type - Freehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - B
- Energy Performance Certificate Rating (EPC) - B
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Free Valuation

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Money Laundering Regulations

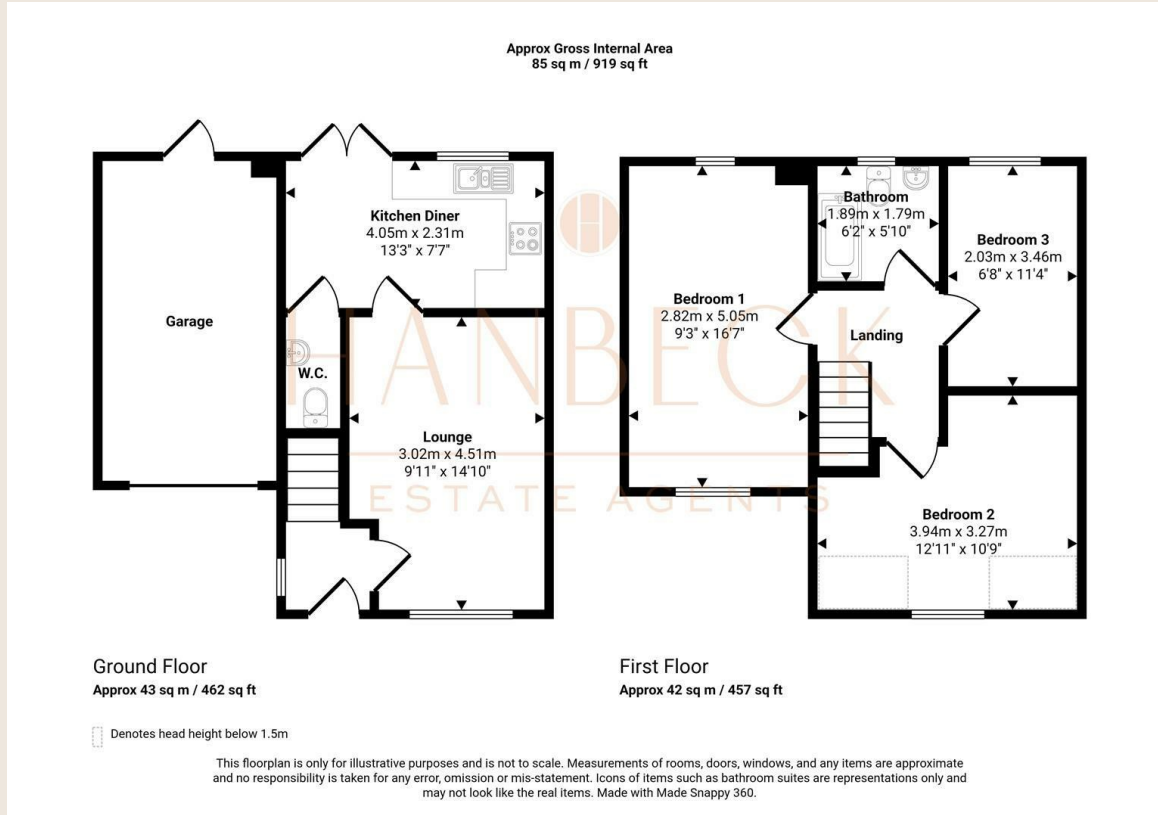
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



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Council Tax Band **B**
EPC Rating **B**



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