



## Beilby Street Hull, HU3 5BU

- Three Bedroom Semi-Detached Home
- Three Storey Living
- Great Popular Location
- Stylish & Modern Throughout
- Good Transport Links
- Master Bedroom with En-Suite
- Downstairs WC
- Private Double Driveway
- Close to Local Schools
- Viewing Recommended

Offers over £190,000





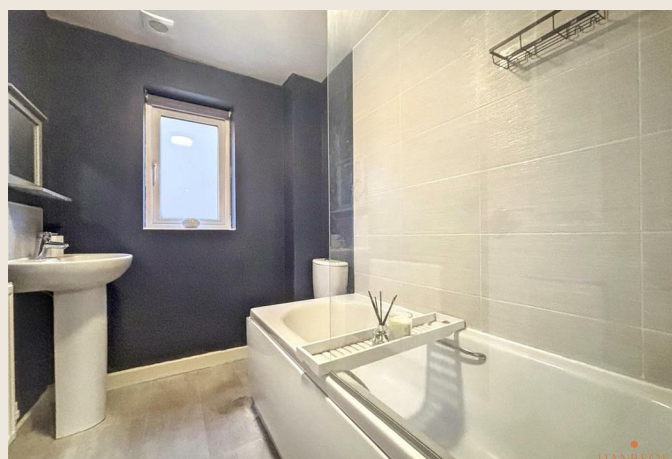


Fantastic semi-detached house located on Beilby Street and built in 2020, this modern property offers a generous living space, making it an ideal home for families or professionals seeking comfort and convenience.

As you step inside, you will be greeted by a bright and airy interior, designed with contemporary living in mind. The open-plan layout creates a seamless flow between the living and dining areas, perfect for entertaining guests or enjoying family time. Large windows allow natural light to flood the space, enhancing the warm and inviting atmosphere.

The kitchen is well-appointed with modern fixtures and fittings, providing ample storage and workspace. With its stylish design, it is both functional and aesthetically pleasing. The property features comfortable bedrooms that offer a peaceful retreat at the end of the day, ensuring restful nights.

Outside, the semi-detached nature of the house provides a sense of privacy, while the garden offers a lovely outdoor space for relaxation or play. Whether you wish to enjoy a morning coffee in the sun or host a summer barbecue, this garden is a delightful addition to the home.



Situated in a quiet and friendly area, this property benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The convenient transport links make commuting to nearby areas straightforward, adding to the appeal of this lovely home.

In summary, this semi-detached house on Beilby Street is a fantastic opportunity for those looking for a modern, spacious, and well-located property in Hull. Do not miss the chance to make this delightful house your new home.



### Entrance Hall

Entering the property via solid composite front door, you arrive in a welcoming entrance hall, decorated in a soft green tone with doors leading to the downstairs WC and kitchen, and carpeted staircase leading to the first floor.

### Kitchen / Diner

11'5" x 13'11"

The kitchen / diner is contemporary and functional, fitted with sleek, dark grey gloss cabinets and light countertops that offer plenty of workspace, with under cabinet lighting. Integrated appliances include a gas oven, induction hob and extractor fan, while the layout provides space for a dining table, making it ideal for casual meals and everyday use. The room is brightened by a window that looks out onto the front of the property, and neutral flooring complements the modern design. There is also a manual heater located within a plinth to provide instant heat when required.

### Downstairs WC

4'7" x 3'2"

The WC on the ground floor is compact and neatly presented, featuring a white pedestal hand wash basin and a toilet. The lower half of the walls are painted in a deep blue tone, contrasting with the white fixtures and patterned vinyl floor, creating a stylish and practical space for guests.

### Lounge

14'7" x 11'2"

The lounge is a cosy and inviting space decorated with dark green walls and wallpaper featuring a botanical theme, adding depth and character to the room. French doors provide ample natural light and access to the rear garden, while light-coloured carpet underfoot enhances the warmth of the room, making it perfect for relaxing and entertaining.

### Bedroom 1

14'8" x 13'5"

Spacious and bright bedroom occupying the top floor, benefitting from a dormer window that fills the space with natural light. It is tastefully decorated in neutral tones and an en suite shower room adds convenience and privacy to this principal bedroom. This room also has an ethernet port fitted allowing for hard wired connection.

### En Suite

7'5" x 5'8"

The en suite bathroom features a modern shower cubicle with a glass door, a pedestal hand wash basin, and a toilet. A velux skylight window allows natural light to brighten the space, which is finished with light-coloured vinyl flooring and tiled walls around the shower area. A small door provides access to a large storage area which spans the width of the property.

### Office

6'3" x 6'3"

A dedicated space ideal for a home office or dressing room. With carpet flooring and dark blue walls, the window provides natural light to this space. There is an ethernet port fitted allowing for hard wired connection.

### Bedroom 2

14'7" x 9'5"

Bright and airy room on the first floor, decorated in soft, neutral shades and with a large window overlooking the rear of the property, creating a calm and welcoming atmosphere. It offers ample space for furniture and storage to suit various needs.

### Bedroom 3

7'8" x 9'7"

Located on the first floor, this room features a window looking to the front aspect, with soft carpeting and pale pink walls that reflect natural light to create a bright and comfortable space.

### Bathroom

7'9" x 5'4"

The family bathroom on the first floor combines a fresh, modern design with practical features. It includes a white bathtub with an overhead shower, a pedestal hand wash basin, and a toilet. The room is finished with light wall tiles around the bath and dark walls elsewhere, together with neutral vinyl flooring.

### Rear Garden

The rear garden is a good-sized outdoor space mainly laid to lawn and enclosed by wooden fencing for privacy. It features a garden shed and a small paved area beside it, with plenty of room for outdoor activities and potential for gardening or play equipment.

### External

Externally, the property features a private driveway providing parking for two vehicles, a paved path leading to the front door and a side gate providing access to the rear garden. There is also an outdoor tap located at the front of the property.

### Additional Information

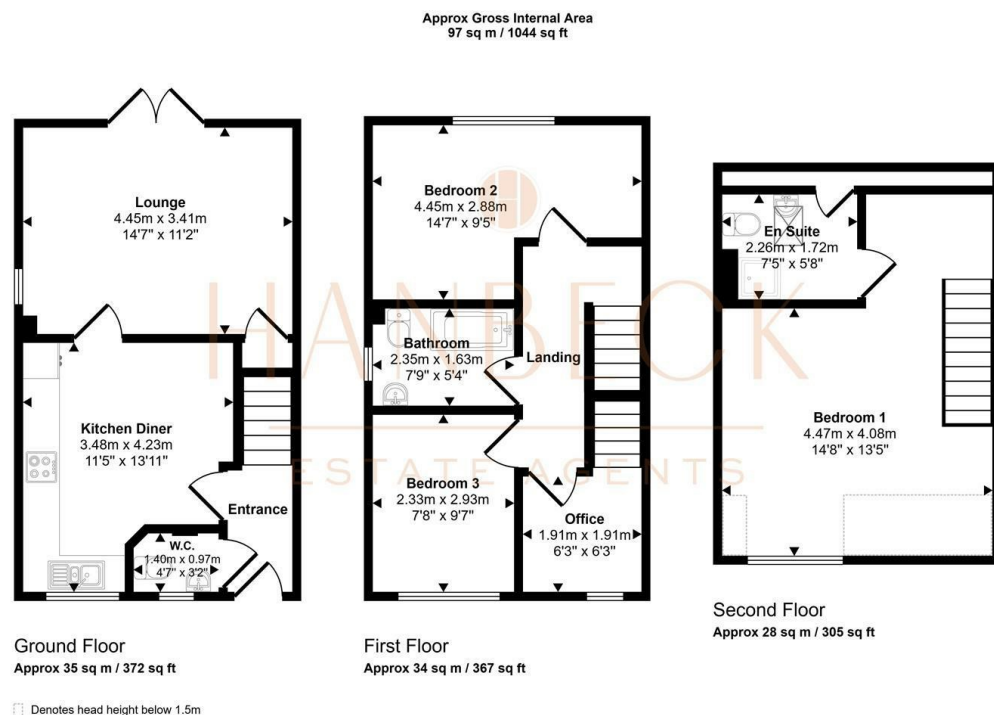
- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - B
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

### 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.



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



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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