



Falkland Road

Hull, HU9 5ER

- ****SOLD WITH NO CHAIN****
- Mid-Terraced Home
- Popular Location
- Close to Local Amenities
- Three Bedrooms
- Move In Ready
- Good Transport Links
- Perfect for First-Time Buyers & Investors

Asking price £120,000





Well-Presented Three-Bedroom Mid-Terrace Home – No Onward Chain

Situated on the popular Falkland Road, this spacious three-bedroom mid-terrace property offers an excellent opportunity for first-time buyers, families, or investors alike. Available with no onward chain, the property is ready for immediate purchase and occupation.

The ground floor briefly comprises a welcoming entrance hall, a bright and comfortable lounge, and a stylish modern fitted kitchen provides ample storage and workspace, with access to the enclosed garden.

To the first floor are three well-proportioned bedrooms, offering flexible accommodation for family living, home working, or guest space. A family bathroom completes the upper level.

Externally, the property benefits from a low-maintenance rear garden, ideal for relaxing or outdoor dining. On-street parking is available to the front.

Located within easy reach of local amenities, schools, and transport links, the property is well placed for access to Hull city centre and surrounding areas.

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



Entrance Hall

Accessed via the uPVC front door, with doorway leading to the lounge and kitchen and staircase leading to the first floor.

Lounge

11'9" x 15'6"

A bright and comfortable front-facing reception room, offering ample space for seating and benefiting from a large window allowing plenty of natural light.

Kitchen / Diner

14'11" x 8'0"

Stylish modern kitchen with a range of wall and base units, providing good storage and work surface space, with a breakfast bar and an integrated oven, hob and microwave. With uPVC door leading to the rear garden.

Bedroom 1

9'8" x 14'10"

A spacious double bedroom to the front of the property, offering ample room for wardrobes and additional furnishings.

Bedroom 2

8'9" x 8'11"

A well-proportioned double bedroom overlooking the rear, ideal as a guest room or second main bedroom.

Bedroom 3

7'0" x 10'11"

A cosy bedroom, perfect for use as a child's room, home office, or study.

Bathroom

7'10" x 5'3"

Comprising a three-piece suite including bath with shower over, wash hand basin, and WC.

Rear Garden

An enclosed, low-maintenance rear garden, providing a private outdoor space suitable for relaxing or entertaining. With side gate providing access to the front of the property.

Front Exterior

Fenced off low maintenance front garden, laid to lawn, with a side gate providing passageway access to the rear garden, and a concrete path leading to the front door.

Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - C

- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings

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

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.

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.

Money Laundering Regulations

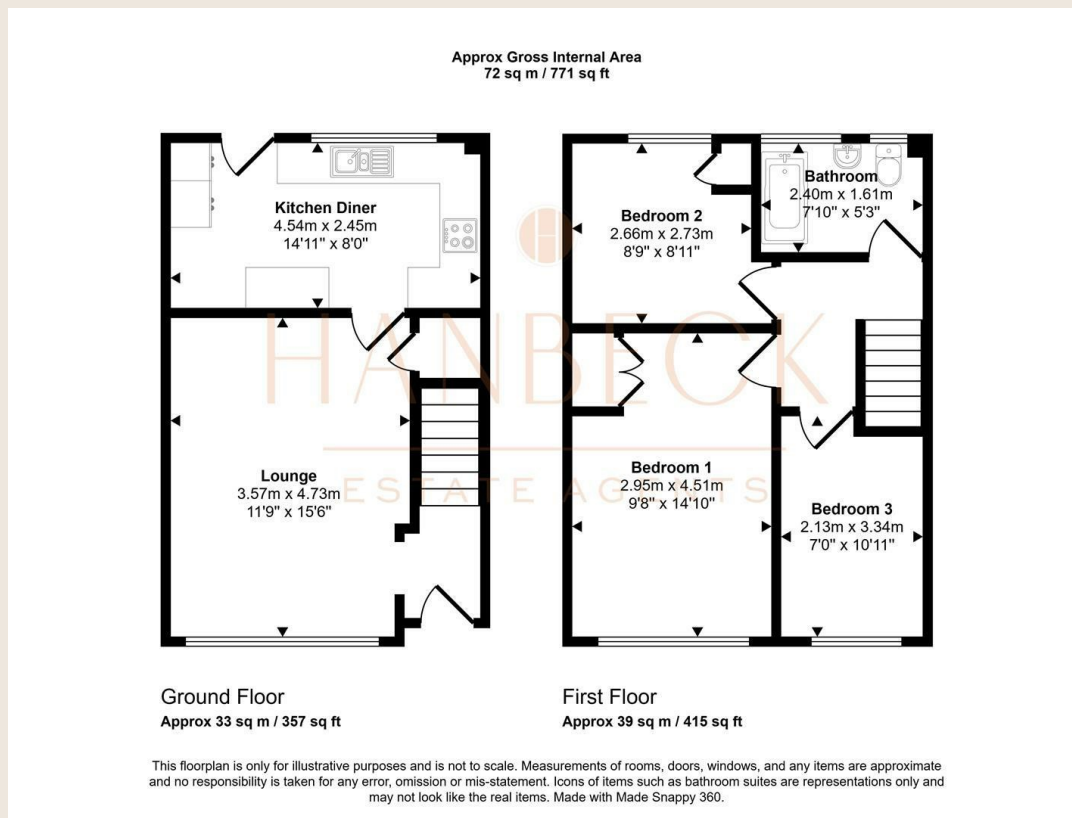
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.