

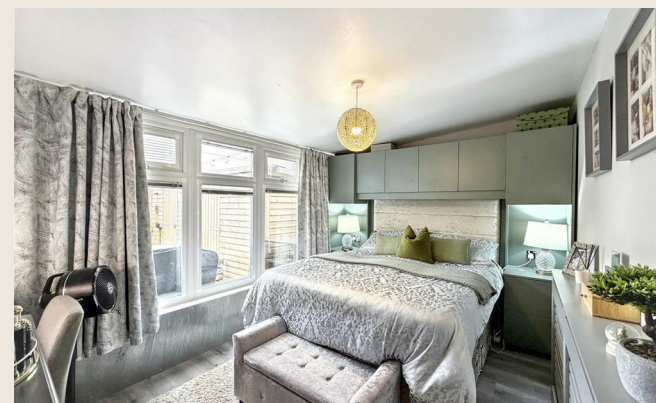


Whitehope Close

Hull, HU7 5AL

- Two Bedroom Mid-Terraced Home
- Gorgeous Modern Kitchen / Diner
- Private Front & Rear Gardens
- Close to Shops & Amenities
- Perfect for First Time Buyers & Families
- Stunning and Well-Presented Throughout
- Additional Reception Room / Bedroom
- Summer / Garden Rooms
- Popular Residential Area
- Viewing Absolutely Essential

Asking price £130,000





Situated in a popular residential area, this absolutely gorgeous home is beautifully presented throughout and offers an impressive amount of versatile living space. Perfect for first-time buyers and families, the property has been thoughtfully arranged to provide both stylish everyday living and plenty of flexibility.

The ground floor offers a fantastic layout, with a stunning kitchen diner providing a superb heart to the home, alongside a spacious lounge, useful study/dining area and an additional reception room with ensuite facilities which is currently being used as a bedroom, ideal for a guest room, teenager, home office or additional reception space depending on your needs.

To the first floor are two further bedrooms, with the main bedroom having been cleverly divided with a stud wall to create two walk-in wardrobes, providing an excellent amount of storage and dressing space. The stud wall could, if desired, be removed to reinstate the room as one large main bedroom, giving the new owner the flexibility to adapt the space to suit their individual requirements. The second bedroom is a good-sized room, while the family bathroom completes the first floor.

Outside, the property continues to impress with gardens to both the front and rear. The rear garden is predominantly paved, creating an attractive and low-maintenance outdoor space, while double wooden gates provide access. The front garden is laid with a combination of concrete and artificial grass, providing a neat and easy-to-maintain frontage.

With Kingswood close by offering a fantastic selection of shops and leisure facilities, there are also great schools nearby, making this a particularly appealing choice for families, while the excellent range of amenities and convenient transport links make it equally well suited to first-time buyers.

Beautifully presented, incredibly versatile and offering fantastic living space both inside and out, viewing is a must.



Kitchen Diner

13'5" x 15'1"

This kitchen diner is a modern and spacious area featuring sleek, dark cabinetry contrasted by light countertops and flooring. It is well-lit with recessed ceiling lights and includes ample storage and workspace, as well as integrated appliances. The room accommodates a dining table and chairs, and French doors allow natural light to flood in and provide access to the garden.

Lounge

9'1" x 15'6"

The lounge is an inviting living space benefitting from a mix of natural light and soft ambient lighting, and a stunning log burner conveniently positioned. An open archway connects this room to the adjoining study area, creating a sense of flow.

Study / Dining Area

7'9" x 8'8"

This bright space, currently used as a study, offers a practical, well-lit workspace with French doors opening to the outside, providing fresh air and natural light. The room is functional yet comfortable, ideal for working from home or creative pursuits, or could also be used as a dining area.

Reception Room / Bedroom

10'4" x 9'6"

A fantastic additional reception room which is currently being used as a bedroom and benefits from its own ensuite. This versatile space could suit a variety of uses, including a guest bedroom, teenager's room, home office or additional living space. Featuring large windows that bring in plenty of natural light and overlook the garden, the room is tastefully decorated in soft tones, with fitted storage around the bed.

En Suite

Conveniently positioned off the ground floor bedroom/reception room, providing useful private facilities and efficiently designed with modern white fittings, including a toilet and wash basin within a vanity.

Bedroom 1

12'10" x 8'2"

The main bedroom has been divided by a stud wall to create two separate walk-in wardrobes, offering an excellent amount of storage and dressing space. The current layout provides a fantastic practical feature, while the stud wall could be removed if the new owners wished to reinstate the space as one larger bedroom.

Bedroom 2

7'3" x 6'9"

A great sized bedroom with neutral decor and a window overlooking the garden. It is decorated in calming grey tones and benefits from fitted storage solutions, making efficient use of the space.

Bathroom

6'11" x 4'11"

The family bathroom is contemporary with a grey, marble-effect finish. It

includes a white vanity unit with an inset sink, a toilet, and a P style bath with a glass shower screen and overhead rainfall style shower. Two frosted windows bring in natural light while maintaining privacy, and the flooring continues the neutral, modern aesthetic.

Garden Room

6'11" x 14'11"

This converted garden room has been cleverly transformed into a social and entertainment space with stylish wood panelled walls and ceiling, creating a cosy retreat, ideal for relaxing or entertaining guests.

Front Garden

A generous frontage with a combination of concrete and artificial grass, creating a neat and easy-to-maintain outdoor area. With doors leading to the property and the garden room.

Rear Garden

A great-sized, predominantly paved rear garden providing an attractive and low-maintenance outdoor space. Double wooden gates also provide access to this space.

Useful Information

- New roof in 2025
- New Boiler in 2024
- Fully compliant log burner with HETAS certification
- WiFi controlled smart heating system

Additional Information

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

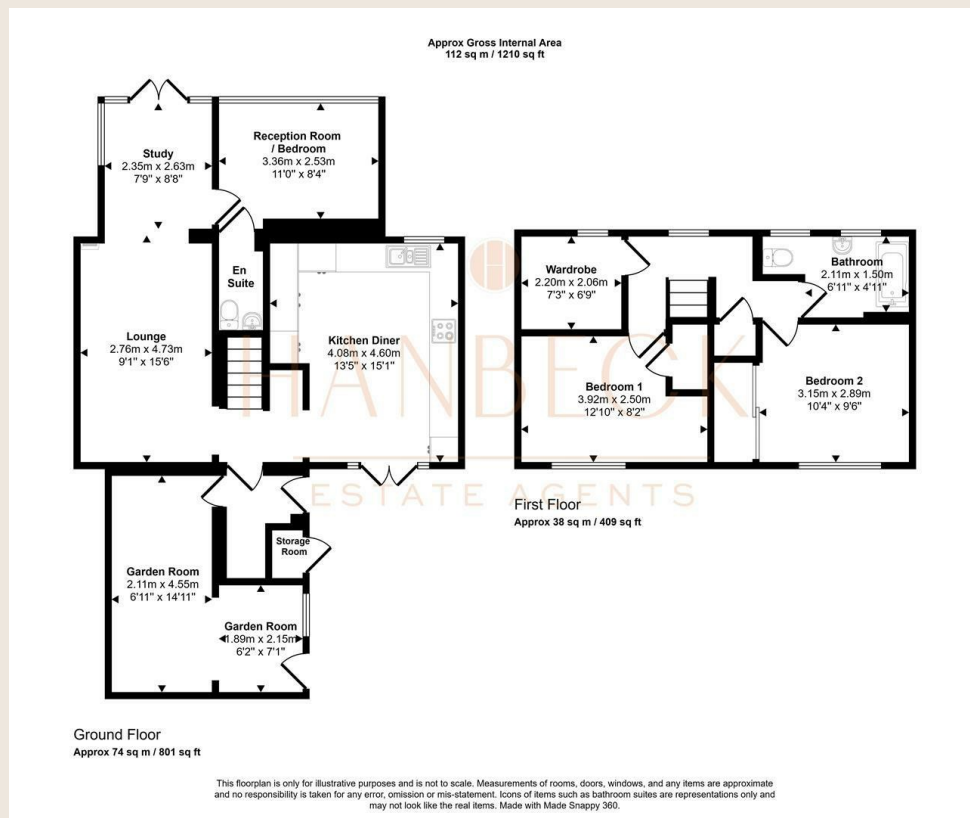
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

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.



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



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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.

