

## Ings Road Hull, HU8 0NB

- Four Great Sized Bedrooms
- Stunning Open-Plan Kitchen/Dining/Living Area
- Sought-after Area
- Garage
- Close to Local Amenities
- Semi-Detached Home
- Immaculate Throughout
- Driveway
- Fantastic Schools Nearby
- Viewing Highly Recommended

Asking price £320,000



Situated on the ever-popular Ings Road, this beautifully presented four-bedroom semi-detached home offers generous and versatile accommodation, perfect for modern family living.

Spanning an impressive 1,421 square feet, the property is deceptively spacious and full of character.

The ground floor comprises entrance hall, living room and the heart of the home is the impressive open-plan kitchen, living and dining area. A truly stunning space designed for both everyday life and entertaining. Flooded with natural light from the bi-fold doors, this contemporary area provides a seamless flow between cooking, dining and relaxing.

To the first floor, you will find four generously sized bedrooms, providing ample space for a growing family or those who enjoy having guests. The well-appointed bathroom, with separate toilet, ensures comfort and convenience for all residents.

The layout is practical and flexible, catering to a variety of lifestyle needs.

Externally, this home continues to impress with a large rear garden, perfect for children, pets and outdoor entertaining. To the front and side, there is a private driveway providing off-street parking, along with a garage for additional storage or vehicle space.

Situated in a sought-after area, this home is surrounded by excellent schools, making it an ideal choice for families. The combination of spacious living, a beautiful garden, and a prime location makes this property a wonderful opportunity.

CALL US NOW TO BOOK YOUR VIEWING!!

## Entrance Hall

The entrance hall welcomes you with a bright and airy feel, featuring herringbone-patterned flooring and white walls. Stairs lead to the first floor, and there is a useful storage cupboard underneath. The front door and surrounding windows have stained glass detailing, adding a charming touch.

## Lounge

12'11" x 13'11"

The lounge is a spacious reception room with a large bay window that fills the room with natural light. It features a contemporary fireplace and built-in storage units, providing a cosy and functional living area. The flooring continues the herringbone style, complementing the neutral walls and ceiling rose.

## Kitchen / Dining / Living Area

19'7" x 15'9"

This large open-plan kitchen / diner and reception room is bright and contemporary, featuring a sleek central island with an induction hob and extractor hood overhead. Glossy white cabinets and built-in ovens create a clean and modern look, while a skylight and bi-fold doors flood the space with natural light. The room flows effortlessly from cooking to dining and relaxing, making it ideal for both everyday family life and entertaining.

## Bedroom 1

13'2" x 14'1"

The master bedroom is a good size with a large bay window allowing plenty of natural light to fill the room. It features a dark accent wall behind the bed, which contrasts elegantly with the lighter walls and flooring.

## Bedroom 2

9'3" x 14'2"

Bedroom 2 is a bright and spacious room, featuring a large window, built-in black gloss wardrobes, and vinyl flooring.

## Bedroom 3

8'8" x 10'3"

Bedroom 3 is a cosy and practical room with a large window overlooking the front aspect. It includes built-in mirrored wardrobes and carpeted flooring, making it suitable as a guest room, child's room, or study.

## Bedroom 4

8'2" x 10'2"

Bedroom 4 is the smaller room of the four, however, still a very good size. With a window overlooking the rear garden it has a dark feature panelled wall and neutral carpeting, suitable for use as a nursery, study, or bedroom.

## Bathroom

The bathroom has been stylishly updated, featuring a modern white bath with an overhead shower and a sleek wall mounted vanity unit with washbasin. The walls around the bath are decorated with pink mosaic tiles that add a splash of colour, while a frosted window provides natural light and privacy.

## W.C.

4'8" x 4'4"

The separate WC is fitted with a white toilet and pedestal basin. It has a high window that allows for natural light and ventilation, keeping the space bright and fresh.

## Rear Garden

The rear garden is a generous space with a large lawn, providing a pleasant outdoor area for relaxing or entertaining.

## External

The front exterior of the property features a gated driveway with parking for several vehicles and a neatly maintained front lawn bordered by trimmed hedges. The house has a classic and stylish bay-fronted design.

## Additional Information

- Tenure type - Freehold
- Local Authority - Hull City Council
- Council tax band - D
- Energy performance certificate rating (EPC) - D
- 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.

## 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.

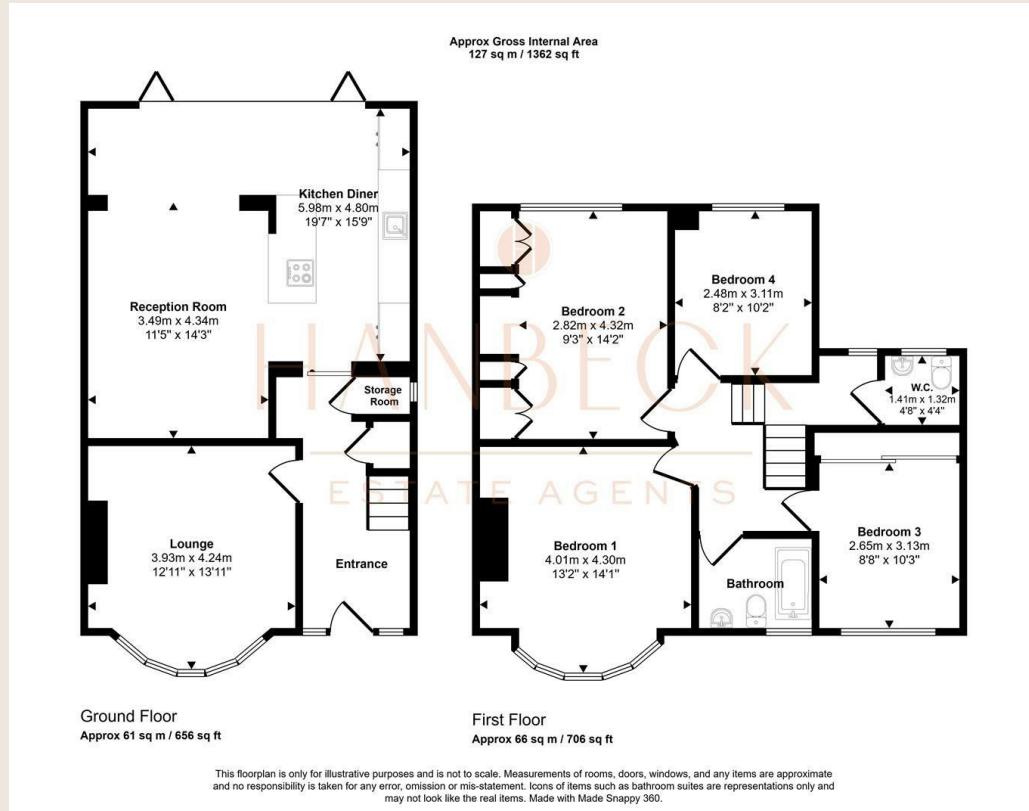
## Mortgages

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



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



### Hull Office

929 Spring Bank West, Hull, East  
Yorkshire, HU5 5BE

### Contact

01482 680850  
[info@hanbecks.co.uk](mailto:info@hanbecks.co.uk)  
[hanbecks.co.uk](http://hanbecks.co.uk)

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.

