





Dockers Drive

Hull, HU9 5FL

- Selling With No Onward Chain
- Four Well-Proportioned Bedrooms
- Modern Kitchen & Dining Area
- Additional Bathroom & Shower Room
- Close to Local Amenities & Well-Regarded Schools
- Impressive Three-Storey Detached Home
- Principal Bedroom with En-suite
- Spacious Lounge
- Rear Driveway Providing Off-Street Parking
- Viewing Highly Recommended



Asking price £250,000







An excellent opportunity to purchase this impressive three-storey detached home, presented to a fantastic standard throughout and offering spacious, versatile accommodation arranged over three floors. Ready to move straight into, the property has a fresh, contemporary feel throughout, making it an ideal choice for families looking for a home they can enjoy from day one.

Upon entering, you are welcomed by an inviting entrance hall leading through to a spacious lounge. The ground floor further benefits from a convenient downstairs WC and an attractive modern kitchen & dining area, offering an excellent space for everyday family living and dining.

To the first floor are two generously proportioned bedrooms, with the principal bedroom benefiting from its own en-suite facilities. The second bedroom is also a generously proportioned room, with a family bathroom completing the first-floor accommodation.

To the second floor are two further spacious bedrooms, both offering excellent versatility and providing ideal accommodation for family members, guests or those requiring additional home working space. A separate shower room also serves the second-floor bedrooms, adding further convenience to this well-planned family home.

Externally, the property benefits from a large rear garden and a driveway offering valuable off-street parking.

Ready for immediate occupation, this impressive home offers spacious accommodation across three floors and is being offered for sale with NO ONWARD CHAIN. Early viewing is highly recommended to fully appreciate the space, presentation and accommodation on offer.

Entrance Hall
Accessed via the front entrance door, the welcoming entrance hall provides access to the ground floor accommodation, with carpet flooring, radiator, storage cupboard and stairs leading to the first floor.

Lounge
A generously proportioned reception room, offering plenty of space for comfortable seating and creating an ideal setting for relaxing with family. With carpet flooring, bay window, radiator and additional window situated at the front of the property.

Kitchen & Dining Area
A stylish modern kitchen diner, fitted with a contemporary range of units and complementary work surfaces, providing ample storage and preparation space. Offering plenty of room for dining, this is a fantastic space for everyday family living and entertaining. Featuring vinyl flooring, sink & drainer, windows, integrated hob, oven & extractor hood and patio doors leading to the rear garden.

Downstairs W.C
Conveniently positioned on the ground floor, fitted with a toilet, privacy glass window, radiator, vinyl flooring and wash hand basin.

Bedroom One
A generously proportioned principal bedroom, benefiting from its own private en-suite facilities. Providing carpet flooring, window, radiator and door leading to the en-suite.

En-Suite
Fitted with a modern suite comprising a shower cubicle, toilet, vinyl flooring, radiator, privacy glass window and wash hand basin.

Bedroom Two
A further well-proportioned bedroom, offering plenty of space for bedroom furnishings and providing carpet flooring, radiator and windows.

Family Bathroom
A modern family bathroom, fitted with a suite comprising a bath tub, shower attachment, toilet, vinyl flooring, radiator, privacy glass window and wash hand basin.

Bedroom Three
A good-sized bedroom offering versatile accommodation, featuring carpet flooring, window and radiator.

Bedroom Four
A further well-proportioned bedroom, providing excellent flexibility to suit a variety of needs. With carpet flooring, windows and radiator.

Family Shower Room
Conveniently serving the second-floor bedrooms, fitted with a shower, toilet, vinyl flooring, radiator and wash hand basin.

Additional Information
- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - D
- Energy Performance Certificate Rating (EPC) - A
- 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.

Rear Garden
Externally, the property benefits from a rear garden, providing an ideal space for outdoor relaxation.

A driveway is conveniently situated to the rear of the property, providing valuable off-street parking.

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
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

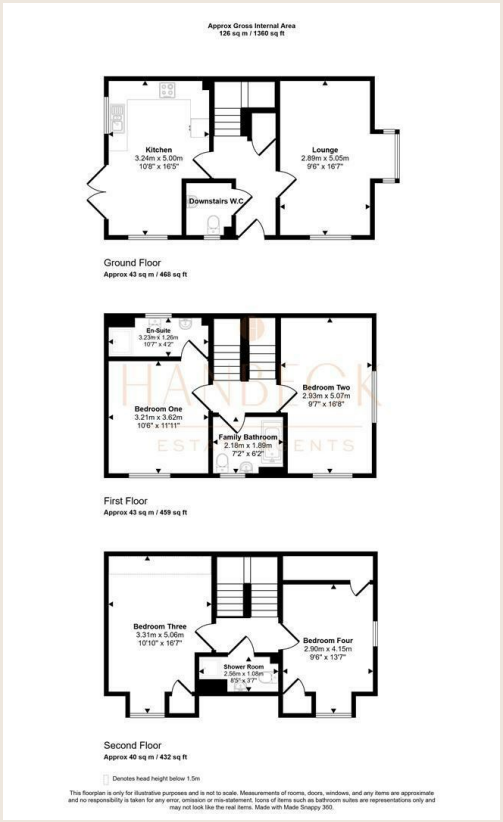
Disclaimer
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended 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 **D**
EPC Rating **A**









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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.