



## Ings Road Hull, HU8 0SA

- Four Bedrooms
- Gorgeous Open Plan Kitchen / Diner
- Period Features
- Downstairs WC
- Hot Tub
- Detached Home
- Two Reception Rooms
- High Ceilings
- Outside Bar Area
- Garage

Offers in the region of £260,000



Wonderful four bedroom detached family home on Ings Road, Hull.

This beautifully presented property offers an ideal blend of modern comfort and living, perfectly situated on the ever-popular Ings Road in Hull. With spacious interiors, period features, gorgeous high ceilings throughout and a superb leisure space including a home bar and hot tub, this home is perfect for all of your requirements.

As you enter the home, the welcoming hallway leads to a large living room filled with natural light, perfect for relaxing evenings. The modern kitchen and dining area offer ample space for family meals and gatherings, while the ground floor WC adds everyday practicality.

Upstairs, the property boasts four good-sized bedrooms and a family bathroom.

The rear of the property features a dedicated bar area and a hot tub. There is also a large garage providing either parking or storage and a great sized lawned garden with seating area, creating a private haven for entertaining or unwinding after a long day

Located close to excellent local amenities, reputable schools, and convenient transport links to Hull city centre and beyond, this home ticks every box for family living.

Early viewing is highly recommended to appreciate the quality and space this stunning property has to offer.



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### Entrance Hall

A welcoming and bright entrance hall with solid wood flooring, understairs storage cupboard and staircase leading to the first floor. Providing access to the lounge, reception room, kitchen/diner, and downstairs WC.

### Lounge

12'6" x 15'4"

A large, bright and spacious main reception room featuring a large front-facing bay window, high ceilings with traditional coving and gorgeous feature fireplace. Absolutely ideal for family relaxation or entertaining guests. With solid wood flooring, radiator and uPVC windows.

### Reception Room

11'6" x 12'10"

Light and inviting reception room with solid wood flooring, original fireplace and high ceilings with traditional coving. With radiator and uPVC windows.

### Dining Area

14'4" x 9'6"

Wonderful open plan dining area providing plenty of space for a dining table and chairs and uPVC French doors leading the side of the property. With beautiful Herringbone flooring and radiator.

### Kitchen

12'5" x 11'6"

Absolutely stunning open-plan kitchen fitted with a range of modern shaker style wall and base units, contrasting work surfaces, and integrated appliances such as dishwasher and fridge/freezer. With Herringbone flooring, uPVC window and bi-fold doors across the back of the property allowing the natural to flood in.

### Downstairs WC

2'9" x 3'11"

Convenient ground floor WC and wash basin, with partially tiled walls, uPVC window and towel radiator.

### Bedroom 1

12'4" x 15'7"

A great sized bedroom facing the front aspect, with neutral decor, built in wardrobes and overhead storage, and a built in bay window seat with under storage. With carpet flooring, radiator and a large bright uPVC bay window.

### Bedroom 2

9'6" x 12'0"

Generous double bedroom with built in wardrobes, storage and drawers. With carpet flooring, radiator and uPVC window.

### Bedroom 3

12'6" x 7'5"

Lovely double bedroom facing the rear aspect, with carpet flooring, radiator and uPVC window.

### Bedroom 4

8'3" x 5'11"

A comfortable single bedroom currently used as a home office but versatile for a variety of needs such as a nursery or dressing room. With laminate flooring, radiator and uPVC window.

### Bathroom

8'5" x 8'8"

Modern family bathroom comprising panelled bath, separate shower cubicle, pedestal wash hand basin with vanity unit and WC. Finished with contemporary tiling and chrome fittings. With lino flooring, radiator and uPVC windows.

### Rear Garden

Separated into two spaces, this is a unique feature of this home. The front part of the garden comprises a decked area with a fully equipped home bar and hot tub, perfect for hosting friends and family. To the rear, accessed via walkway in front of the garage, the quiet and secluded rear garden is mainly lawned with a paved seating area and secured pond. This is a super peaceful and tranquil space, offering excellent privacy and plenty of room for summer gatherings or peaceful relaxation.

### External

Set back from the road with a well-kept frontage and double side gates providing access to the garage.

### 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

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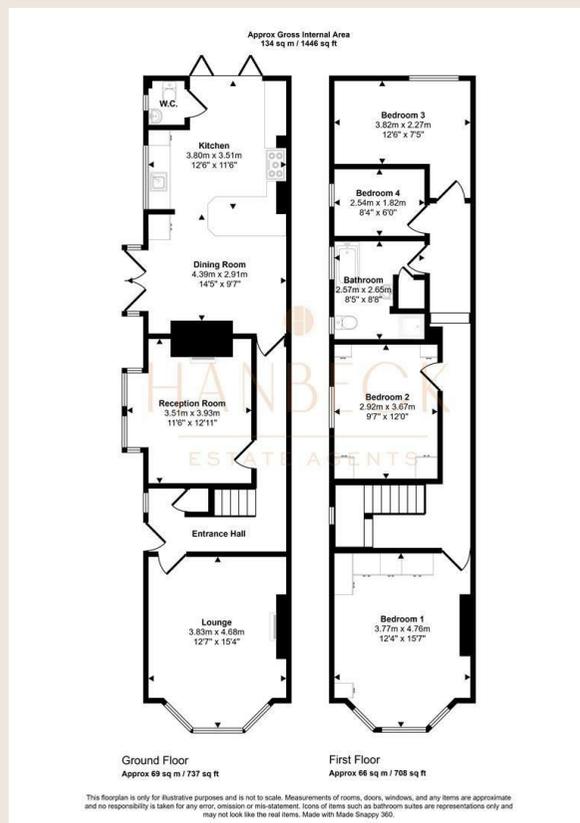
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Local Authority Hull City Council  
Council Tax Band D  
EPC Rating D



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