



## Hastings Grove

Hull, HU5 5BJ

- Three Bedrooms
- Through Lounge / Diner
- Private Driveway
- Close to Local Shops & Amenities
- Good Transport Links
- Mid-Terraced Home
- Downstairs WC
- Popular Residential Area
- Perfect for Families
- Viewing Recommended

Offers in excess of £170,000



Situated on the popular cul-de-sac of Hastings Grove, this well-presented three-bedroom terraced home offers spacious and practical living accommodation, ideal for first-time buyers and growing families alike.

The property briefly comprises a welcoming lounge leading through to a separate dining area, creating an excellent space for both relaxing and entertaining. The fitted kitchen features a convenient breakfast bar and offers ample storage and workspace.

To the first floor are three well-proportioned bedrooms along with the family bathroom. Externally, the property benefits from a good-sized rear garden, perfect for outdoor enjoyment, while to the front there is a private driveway providing off-street parking.

Conveniently located close to local amenities, schools and transport links, this attractive home is ready to move into and early viewing is highly recommended.



### Entrance Hall

Welcoming entrance hall providing access to the main living accommodation and staircase to the first floor.

### Lounge

11'3" x 12'9"  
Spacious and bright lounge with a large bay window providing natural light and ample room for seating, ideal for relaxing and everyday living.

### Dining Area

13'9" x 9'7"  
Open dining area offering a great space for family meals and entertaining guests.

### Kitchen

12'6" x 10'0"  
Modern and stylish shaker style fitted kitchen with a range of wall and base units and integrated appliances such as double oven, induction hob and overhead extractor. There is a large window and double patio doors that lead out to the rear garden, providing plenty of natural light.

### Downstairs W.C.

Convenient ground floor room fitted with WC and pedestal wash hand basin.

### Bedroom 1

8'9" x 13'1"  
Great sized bedroom with a large bay window that fills the space with natural light. Featuring fitted wardrobes and overhead units.

### Bedroom 2

10'3" x 9'5"  
Well-proportioned second bedroom facing the rear aspect of the property. With fitted sliding wardrobes.

### Bedroom 3

5'9" x 7'0"  
Good-sized third bedroom ideal as a child's room, nursery or home office.

### Bathroom

5'10" x 6'0"  
Family bathroom with fully tiled walls and flooring, fitted with a three-piece suite comprising bath with shower over, pedestal wash hand basin and WC. There is a frosted window providing privacy and natural light.

### Rear Garden

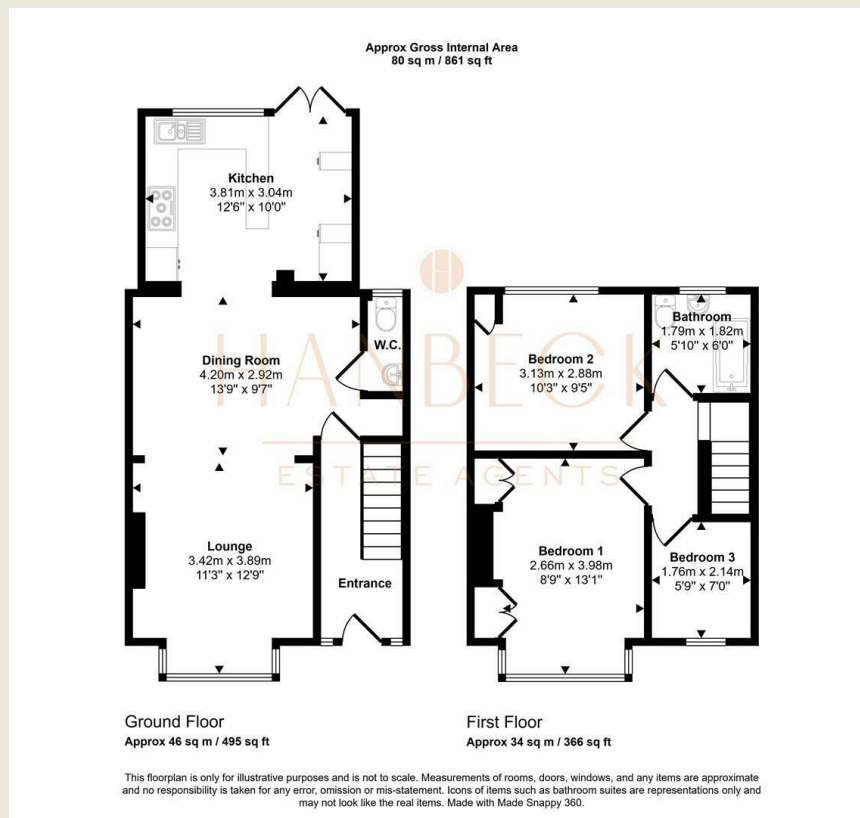
The rear garden offers a generous outdoor space with a decking area, grass area and paved patio area, all ideal for entertaining or relaxing. There is a gate at the bottom of the garden providing access to a rear passageway.

### Front Exterior

The property is located in a quiet cul-de-sac with a private driveway offering parking.



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



### Hull Office

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

### Contact

01482 680850  
info@hanbecks.co.uk  
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.