



## Pioneer Way Hull, HU7 3LS

- Two Bedrooms
- Driveway
- Beautifully Presented Throughout
- Sought After Location
- Perfect for First-Time Buyers
- Semi Detached
- Downstairs WC
- South Facing Rear Garden
- Close to Local Shops
- Viewing Essential

Offers in excess of £155,000





This beautiful and cosy two-bedroom semi-detached home located on Pioneer Way, Kingswood, is ideal for first-time buyers, small families, or those looking to downsize. This well-presented property offers comfortable modern living with excellent local amenities close by.

Upon entering, you are welcomed into a stylish fitted kitchen that provides ample storage and workspace, leading through to a convenient downstairs WC, adding practicality for everyday living. The lounge provides an inviting atmosphere for relaxation and entertaining, with double doors leading to the rear garden, providing an array of natural light and enhances the indoor-outdoor flow.

The first floor boasts two well-proportioned bedrooms, both well decorated and finished to a high standard, along with a modern family bathroom.

The layout is thoughtfully designed, ensuring that all space is utilised effectively. There is also a partially boarded loft with ladder access.

The house is situated in a friendly area, with local amenities, cafes and shops within easy reach, making it a great choice.

With its modern build, practical layout and gorgeous south facing rear garden, this home is a wonderful opportunity for those seeking a comfort in a vibrant community. Don't miss the chance to make this lovely property your own - contact us now for your viewing!



### Entrance Hall

Accessed via the solid composite front door, the entrance hall has a doorway leading to the ground floor rooms and stair case leading to the first floor.

### Kitchen / Diner

9'9" x 11'10"

The kitchen is a well-appointed, modern space fitted with sleek white cabinetry and contrasting countertops. Integrated appliances include fridge/freezer and an oven and gas hob. With vinyl flooring, radiator and French window and doors leading to the lounge and downstairs W.C.

### Lounge

12'8" x 11'11"

This inviting lounge offers a bright and welcoming space with contemporary decor and panelling on one wall. The room features vinyl flooring, flowing through from the kitchen, along with radiator and French doors leading to the rear garden creating a light and relaxing atmosphere.

### Downstairs W.C.

This handy ground floor WC is finished with modern fixtures, including a pedestal basin, toilet and radiator. The room is tastefully decorated and the vinyl flooring continues through from the kitchen.

### Bedroom 1

12'8" x 8'6"

Comfortable and relaxing main bedroom featuring stylish dark panelling and fitted wardrobes, providing excellent storage while enhancing the sense of space. Natural light floods in from the uPVC window which faces the rear aspect, creating a restful atmosphere. With carpet flooring and radiator.

### Bedroom 2

12'8" x 8'2"

This versatile room has been arranged as a home office with two desks providing ample workspace. The room benefits from a large uPVC window, allowing natural light to fill the space. Feature walls in dark tones are tastefully complemented by wood panel detailing, adding a modern touch to this practical room. With laminate flooring, radiator and storage cupboard.

### Bathroom

6'1" x 6'5"

The bathroom is a fresh and functional space fitted with a white suite comprising a bathtub with a glass shower screen and mixer shower, a pedestal basin and a toilet. The walls around the bath are tiled in a clean white finish, while the floor is laid with dark vinyl tile effect flooring. With a towel style radiator and a frosted window providing natural light while maintaining privacy.

### Rear Garden

This attractive south facing rear garden features a well-maintained lawn bordered by a neat gravel border and enclosed by dark wooden fencing, providing privacy and a tranquil outdoor space. A paved patio area close

to the house offers a perfect spot for outdoor dining or relaxation, and the garden enjoys plenty of natural sunlight throughout the day. There is a side gate which provides access to the driveway and front of the house.

### External

The front exterior of the property presents a modern semi-detached home with a light brick facade and dark-framed windows. The entrance is set back with a small paved and stepped path and a side driveway which accommodates two vehicles.

### Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - B
- Energy Performance Certificate Rating (EPC) - C
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

### 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.

### Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

### Mortgages

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### Disclaimer

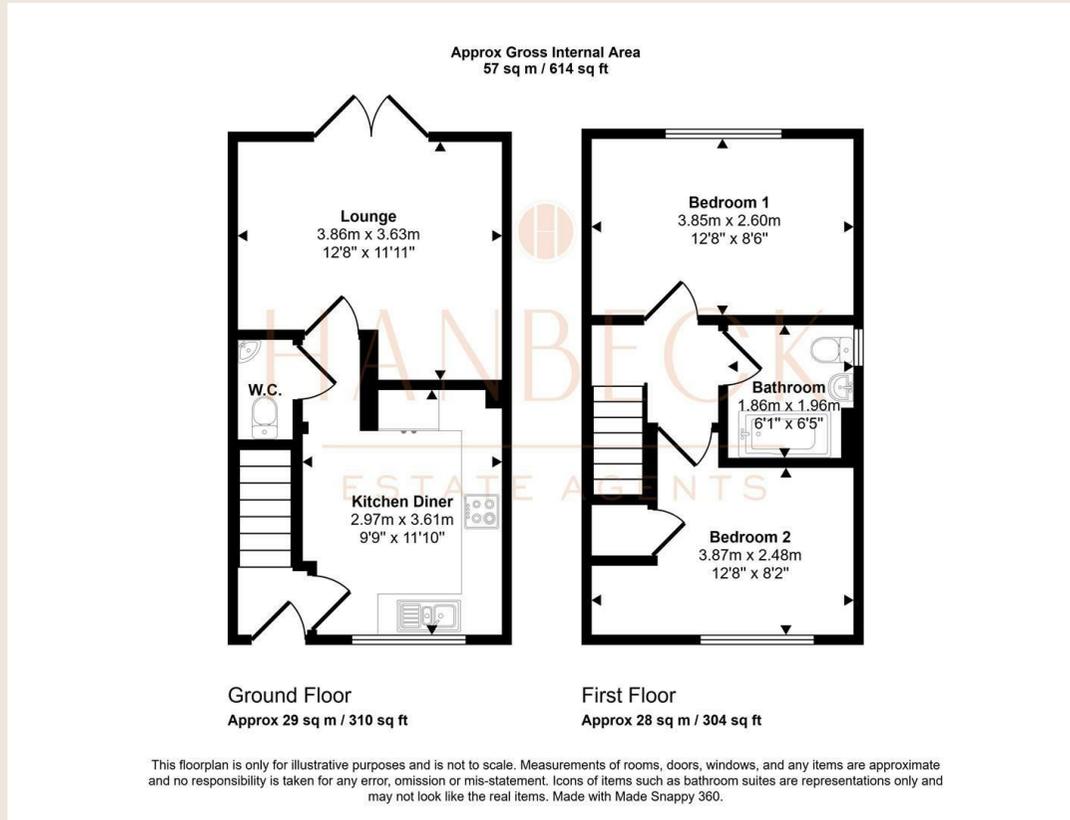
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### Money Laundering Regulations

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 **B**  
EPC Rating **B**



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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.