



Beilby Street

Hull, HU3 5BU

- Three Bedroom Semi-Detached Home
- Modern Kitchen/Diner
- Popular Location
- Great Transport Links
- Private Driveway
- Downstairs WC
- Close to Schools
- Near to Local Amenities

Offers in excess of £170,000





This stunning three-bedroom semi-detached property is presented in lovely condition throughout and is ready to move straight into. Situated in a popular area, it offers the perfect blend of modern living, convenience, and comfort.

The property has been beautifully maintained and tastefully decorated, creating a welcoming home with a modern feel. The addition of a downstairs WC and off-road parking with an EV charger makes this home particularly well-suited to contemporary lifestyles.

The accommodation is arranged over two floors and briefly comprises: entrance hall, spacious lounge, modern fitted kitchen/dining area, and a convenient downstairs WC. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a private driveway with an electric vehicle charging point, and to the rear is an enclosed landscaped garden, with outdoor electric sockets and remote control lighting, perfect for outdoor relaxation and entertaining.

Located on Beilby Street, the property is ideally positioned for local amenities, schools, and excellent transport links to Hull city centre and beyond.

This is a superb opportunity to acquire a move-in ready home in a popular part of Hull. Early viewing is highly recommended.



Entrance Hall

Bright entrance hall accessed via solid composite front door with staircase leading to the first floor and doors leading to the lounge, kitchen and downstairs WC. With carpet flooring and radiator.

Lounge

10'7" x 15'6"

Tastefully decorated spacious living room with a modern finish, creating a comfortable and inviting family space. Comprising uPVC window to the front aspect, French doors leading to the rear garden, carpet flooring and two radiators.

Kitchen/Diner

15'7" x 13'4"

A stylish fitted kitchen offering a range of wall and base units and ample worktop space. Integrated appliances include oven, gas hob, extractor fan, dishwasher and fridge/freezer. The dining area provides plenty of room for a family table and access to the rear garden via uPVC door. With two radiators, laminate flooring and uPVC window.

Downstairs WC

4'1" x 3'4"

Conveniently located on the ground floor, comprising WC, hand basin. uPVC window, radiator and laminate flooring.

Bedroom 1

16'5" x 12'9"

Generous double bedroom with a neutral colour palette, located to the front of the property. With carpet flooring, two uPVC windows and radiator.

Bedroom 2

13'7" x 8'9"

Good sized double bedroom, situated to the front aspect. With carpet flooring, uPVC window, storage cupboard and radiator.

Bedroom 3

7'1" x 5'11"

Well-proportioned third bedroom currently used as a dressing room. With uPVC window, carpet flooring and radiator.

Bathroom

4'1" x 8'2"

Contemporary family bathroom comprising bath with shower over, WC, and wash hand basin, finished with stylish tiling and fittings. With uPVC window, lino flooring and radiator.

Rear Garden

Enclosed rear garden with patio and lawned areas, with remote control lighting and a flood light, ideal for children, pets, and outdoor entertaining. With side gate access to driveway.

External

With gravelled to the front and side of the property and paved pathway to the front door. Private driveway providing off-street parking and fitted with an electric vehicle charging point.

Additional Information

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

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Mortgages

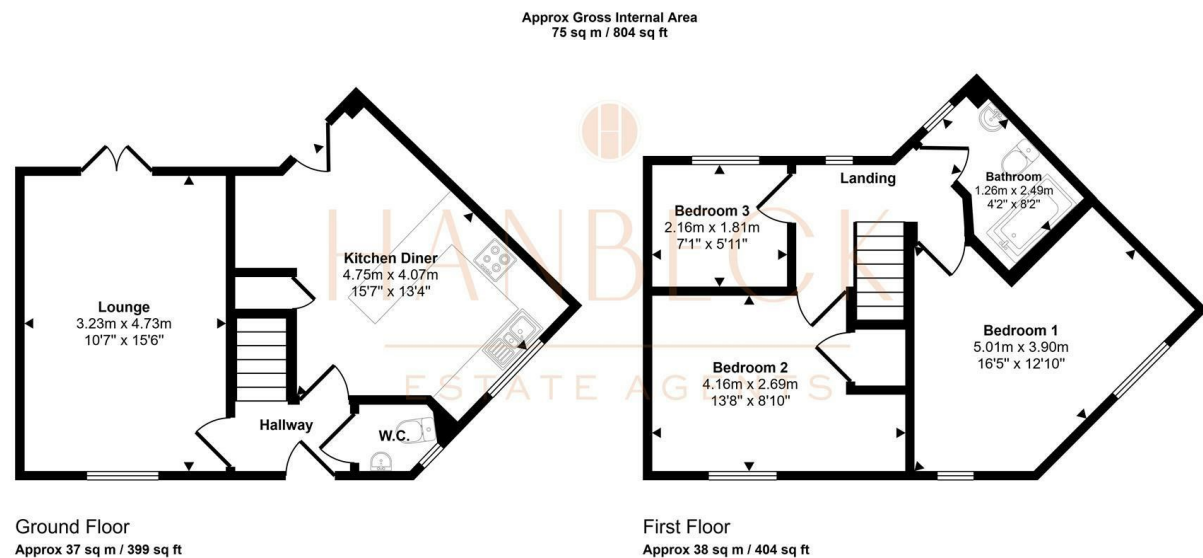
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Council Tax Band **A**
EPC Rating **B**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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