



## Waudby Way

Hull, HU9 4DF

- Two Bedroom Semi-Detached Home
- Modern & Stylish Kitchen
- Great Sized Bedrooms
- Contemporary Bathroom
- Beautifully Presented Throughout
- Convenient Downstairs WC
- Private Driveway for Two Vehicles
- Perfect for First-Time Buyers

Offers in excess of £140,000







This beautifully presented two-bedroom semi-detached home, located on Waudby Way, Hull, is a delightful property that combines modern living with comfort. This home is tastefully presented throughout, boasting a contemporary design and is perfect for those seeking a stylish yet practical living space.

The ground floor features a welcoming entrance hall, a contemporary and stylish kitchen fitted with modern units and finishes, and a convenient downstairs WC. The spacious living area provides a comfortable space for relaxing and entertaining.

To the first floor are two great sized bedrooms and a modern family bathroom.

Externally, the property benefits from a good sized rear garden and a private driveway providing off-street parking for two vehicles.



Situated in a friendly and residential area, there is a sense of community while still being conveniently close to local amenities, schools, and great transport links.

With a layout that flows seamlessly and whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity and viewing is a must!



### Entrance Hall

Welcoming entrance hall with lovely neutral decor and a door leading to the kitchen and lounge, and carpeted stairs leading to the first floor. Accessed via the solid composite front door and with a small radiator.

### Kitchen / Diner

9'9" x 11'9"

The kitchen diner is fitted with sleek dark cabinetry and light countertops, providing a modern and practical workspace. Integrated appliances include an oven, induction hob, and overhead extractor; while a uPVC window above the sink brings in ample natural light. The flooring is a stylish wood-effect vinyl, adding to the contemporary feel of the room. There is a small dining area with a radiator, making this room both functional and welcoming.

### Lounge

12'9" x 12'0"

Gorgeous lounge offering a warm and inviting space with soft carpeting, radiator and neutral walls. Natural light fills the room through uPVC French doors that open to the rear garden, creating a bright and airy atmosphere.

### Downstairs WC

Featuring a compact white WC and hand wash pedestal basin with a half-filled splashback, set against light walls and flooring. This practical space is neatly arranged and conveniently located for guests. With wood-effect vinyl flooring and small radiator.

### Bedroom 1

12'8" x 8'6"

Spacious and tranquil room featuring soft carpeting, light-coloured walls and radiator. A large uPVC window fitted with stunning plantation style shutters allows in plenty of natural light. The calming decor creates a perfect retreat for rest and relaxation.

### Bedroom 2

12'8" x 8'1"

Well-proportioned bedroom with neutral decor, carpet flooring and radiator. Benefitting from a uPVC window with gorgeous plantation style shutters, matching the bedroom one, that brighten the space with natural light. With the perfect snug space for a home desk or gaming area, and a convenient storage cupboard.

### Bathroom

6'2" x 6'6"

The bathroom is contemporary and well-appointed, featuring a white suite with a bath, overhead shower, pedestal hand wash basin, and WC. Walls are partly tiled in a dark slate shade, contrasting with light walls elsewhere. A frosted uPVC window provides ventilation, privacy and natural light. With wood-effect vinyl flooring and a heated towel rail which adds to the comfort.

### Rear Garden

The rear garden is fully enclosed with wooden fencing and laid mainly to lawn, providing a private outdoor space. A paved patio area adjacent to

the house creates an ideal spot for outdoor seating or dining, with a garden shed positioned to one side for storage and a side gate providing access to the driveway. This garden is perfect for relaxation or family activities.

### External

Externally, the property benefits from a grassed front garden, with a private side driveway providing parking for two vehicles and a paved pathway leading to the front door.

### 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.

### 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.

### 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.

### Mortgages

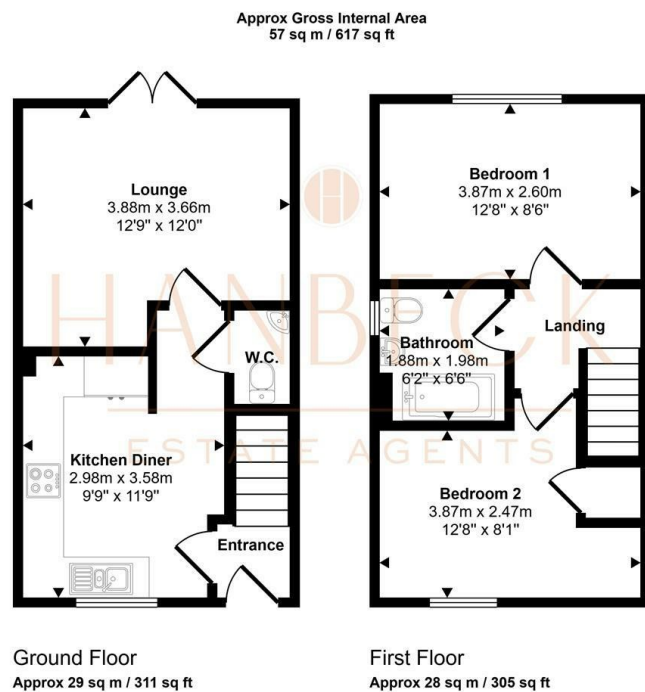
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

### Viewings

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



Local Authority **Hull City Council**  
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.



### 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.