



## Baysdale

Hull, HU7 6DP

- NO CHAIN
- Semi-Detached Bungalow
- Single Garage
- Good Transport Links
- Quiet Residential Area
- Three Bedrooms
- Driveway
- Lovely Garden
- Close to Local Amenities
- Viewing Highly Recommended

Offers in the region of £180,000







Situated in the ever-popular Sutton Park area of Hull, this three-bedroom semi-detached bungalow presents an excellent opportunity for those looking to create a wonderful home in a peaceful residential setting. Offered to the market with no onward chain, the property is perfect for buyers seeking a straightforward purchase.

The accommodation offers a well-proportioned layout with three bedrooms, providing flexible living space for families, couples, or those looking to downsize without compromising on room. Outside, the property benefits from a driveway leading to a single garage, offering convenient off-street parking and additional storage.

To the rear, the bungalow boasts a lovely enclosed garden, providing a pleasant outdoor space to relax, entertain, or enjoy gardening throughout the seasons.

Sutton Park is a highly sought-after location, renowned for its quiet surroundings while remaining within easy reach of local shops, amenities, reputable schools, and excellent transport links into Hull city centre and the surrounding areas.

This is a fantastic opportunity to purchase a bungalow in a desirable location with plenty of potential. Early viewing is highly recommended.



### Lounge

10'4" x 17'6"

This spacious lounge is presented in a soothing pastel green tone with a soft carpet underfoot, creating a warm and inviting atmosphere. The room is well-lit by natural light filtering through from the sliding doors. The layout offers ample space for seating and relaxation, with an open archway seamlessly connecting to the dining area beyond, enhancing the sense of flow throughout the living space.

### Kitchen

8'6" x 14'0"

The kitchen offers a practical and bright space with light wood cabinetry and neutral work surfaces, complemented by cream tiled splashbacks. A large window above the sink floods the room with natural light and provides views over the garden. The room is well-equipped with integrated appliances and includes space for additional white goods. The layout maximises storage and workspace, making it ideal for everyday cooking.

### Bedroom 1

10'7" x 11'11"

This bedroom is a well-proportioned room, decorated in soft neutral tones and featuring a large built-in wardrobe with multiple doors, providing generous storage. A wide window allows ample natural light to fill the space, creating a bright and airy feel. The room is versatile and spacious enough to accommodate additional furniture as desired.

### Bedroom 2

8'8" x 8'5"

This good sized second bedroom benefits from neutral decor and natural light through a large window. The room comfortably fits a bed and includes some charming, traditionally styled furniture that enhances the room's character. It is a versatile space ideal for a child's bedroom, guest room or study.

### Bedroom 3

9'1" x 9'1"

Finished in soft, neutral shades allowing for easy personalisation, this spacious third bedroom benefits from fitted wardrobes providing ample storage and receives natural light through its window, and the simple design makes it suitable for use as a bedroom, nursery or home office.

### Bathroom

5'5" x 6'10"

The bathroom features neutral tiling throughout with a decorative border and offers a clean, fresh feel. It is fitted with a white suite including a pedestal wash basin, a WC, and a bath with overhead shower. A frosted window ensures privacy while allowing ventilation and natural light to brighten the space.

### Rear Garden

The rear garden is fully enclosed and thoughtfully designed with a mix of paved seating areas and a central artificial lawn bordered by white gravel for low maintenance. At the far end, a covered decking area creates a sheltered outdoor living space, perfect for relaxing or entertaining.

### Garage

20'1" x 9'2"

The garage offers a substantial space measuring just over 6 metres in length, ideal for vehicle parking, storage, or workshop use, accessed via a side door and up and over door.

### Front External

To the front, a driveway provides off-street parking and leads to the single garage.

### Additional Information

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

### Viewings

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

### 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.

### 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.

### 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.

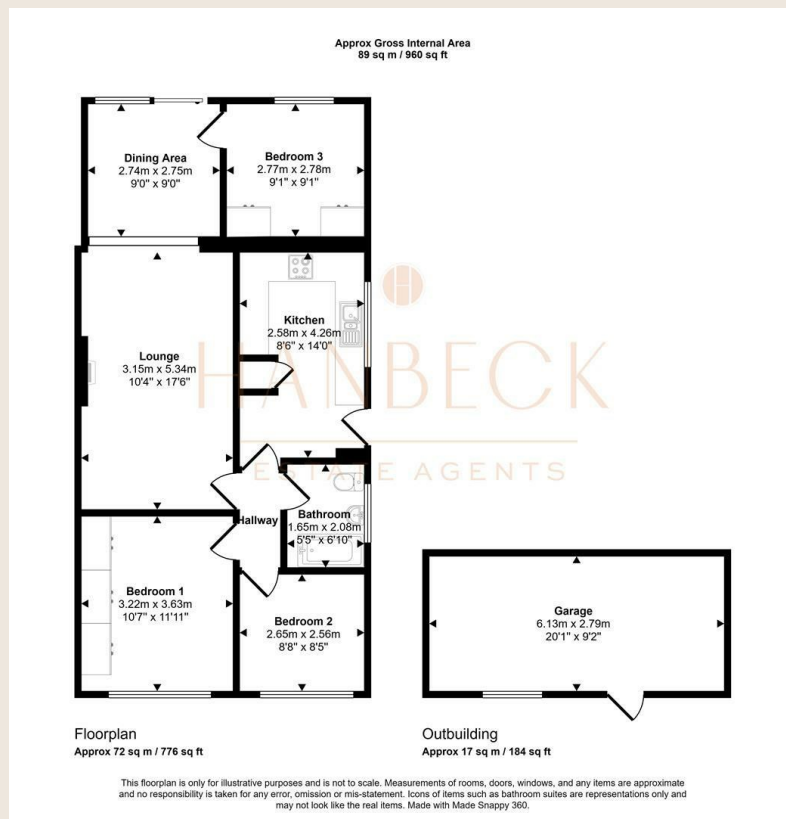
### Disclaimer

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.





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



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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.