



Lake View

Hull, HU8 9AT

- Four Bedroom End-Terraced Home
- Downstairs WC
- Stylish Bathroom
- Popular Location
- Close to Local Shops & Amenities
- Two Reception Rooms
- Gorgeous Modern Kitchen
- Off Street Parking
- Great Transport Links
- Viewing Essential

Offers in excess of £175,000



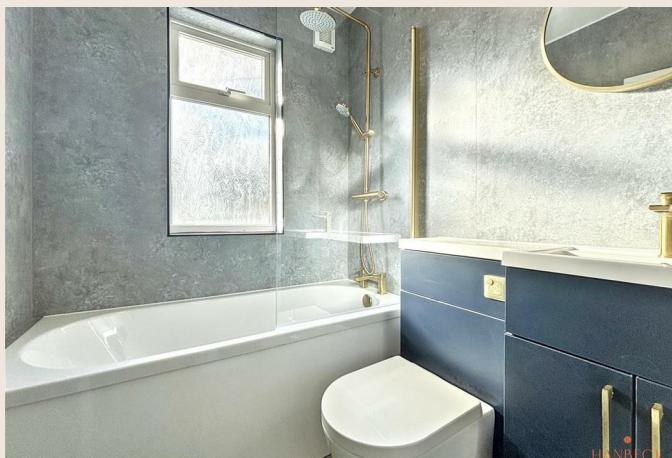


Situated on Lake View, a highly sought-after area, this beautifully presented four-bedroom end-terraced home offers generous living space, modern interiors, and off-street parking — making it ideal for families and professionals alike.

Finished to a high standard throughout, the property is tastefully decorated in a contemporary style and ready to move straight into. The ground floor boasts two spacious reception rooms, providing flexible living and entertaining space, perfect for both relaxing and hosting guests.

The newly fitted kitchen has been thoughtfully designed with modern cabinetry, quality work surfaces, and integrated appliances, offering both style and practicality. Upstairs, the property benefits from four well-proportioned bedrooms and a stunning new bathroom suite finished with modern fixtures and fittings.

The end terrace position not only enhances the sense of space but also allows for natural light to flood the interiors, creating a bright and airy environment.



Situated in a desirable location, this delightful end terrace house offers a perfect blend of character and modern living and is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its classic charm and practical layout, this house is a wonderful opportunity for buyers. Call us now to arrange your viewing!

Entrance Hall

Bright and welcoming entrance hall accessed via the solid composite front door, featuring wood-effect laminate flooring, radiator, doors leading to lounge and dining room and carpeted stairs leading to the first floor.

Lounge

11'2" x 12'9"

Charming lounge with a large bay window, carpet flooring and radiator.

Dining Room

16'8" x 11'2"

Spacious dining room with wood-effect laminate flooring continuing from through from the hallway, window, radiator and door leading to the kitchen.

Kitchen

8'9" x 13'7"

Modern and sleek kitchen comprising high-gloss wall and base units with a matching worktops and splashbacks, and integrated appliances include oven, hob extractor fan, fridge and freezer. With a window providing ample natural light, tiled flooring and doors leading to the downstairs WC and rear garden.

Downstairs WC

A compact WC with will mounted sink, tiled flooring, radiator and frosted window.

Bedroom 1

10'5" x 13'6"

Generously proportioned bedroom with a large bay window allowing plenty of light in. With carpet flooring, built-in storage cupboard, radiator and a lovely traditional fireplace adding character to this inviting bedroom.

Bedroom 2

12'9" x 10'2"

Located on the second floor this bedroom is spacious and benefits from a Velux window that provides natural light. With carpet flooring, radiator and built-in storage cupboards along the lower walls, utilising the eaves space effectively.

Bedroom 3

9'2" x 11'2"

Great sized room with a window, carpet flooring, radiator and storage cupboard.

Bedroom 4

7'6" x 8'4"

Perfect for a child's bedroom, nursery or home office, this room benefits from carpet flooring, radiator and a window.

Bathroom

5'0" x 5'7"

A beautiful modern bathroom featuring a white suite with a bath and an over head rainfall style shower, a WC concealed within a vanity unit with sink basin also. A frosted window allows natural light while maintaining privacy. With vinyl flooring and towel radiator.

Rear Garden

The rear garden provides a low-maintenance outdoor space with a combination of decking and artificial grass bordered by fenced boundaries. With a side gate providing access to the tenfoot, and double wooden gates at the rear that open out to allow car access on to the designated hardstanding.

External

Externally, there is a gravelled front garden with a concrete path to the front door.

Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - B
- Energy Performance Certificate Rating (EPC) - D
- 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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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

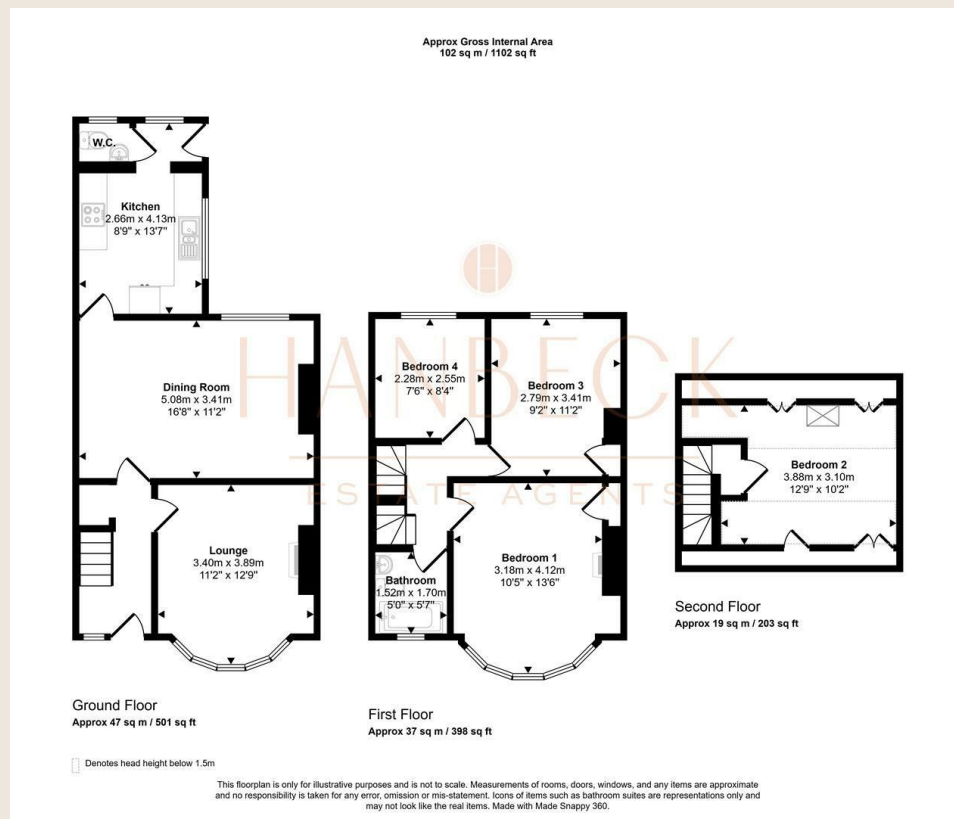
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Viewings

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



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