



## Hessle Road

Hull, HU4 6RA

- NO CHAIN
- Two Reception Rooms
- Freestanding Garage
- Great Transport Links
- Three Bedroom Semi-Detached Home
- Generous Gardens to Front & Rear
- Close to Local Amenities
- Ideal Family Home

Asking price £180,000



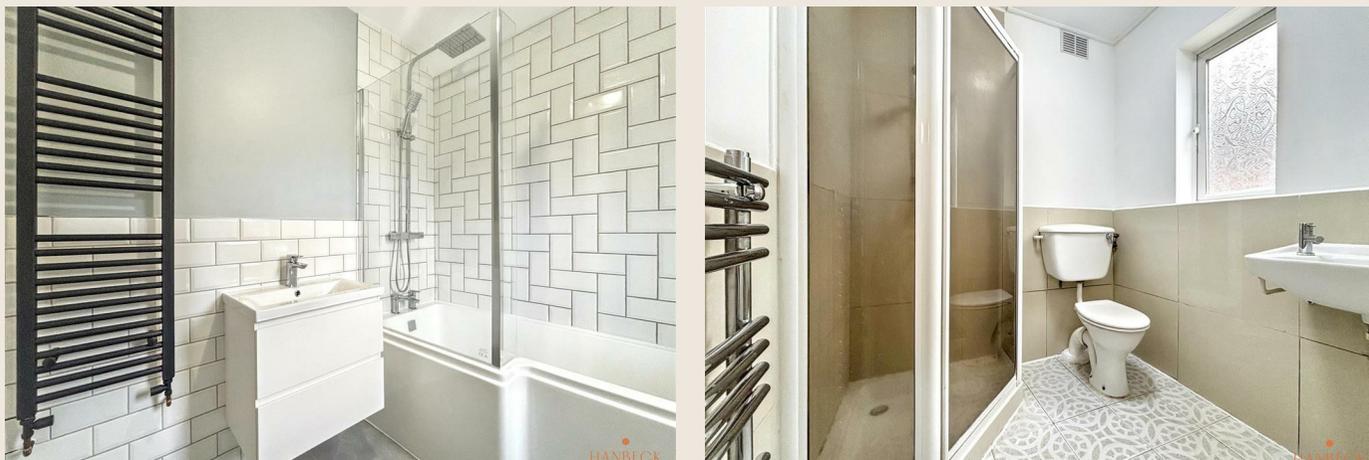


This fantastic three-bedroom semi-detached house, offered to the market with NO CHAIN, is beautifully maintained throughout and provides ideal accommodation for families or first-time buyers alike.

The ground floor boasts a welcoming and spacious living area, a dining room and a great sized kitchen, with the added convenience of a shower room near the back door.

Upstairs, you will find three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from generous front and rear gardens, private parking and a garage, providing excellent off-road parking and storage. The home is situated in a pleasant setting and is ready for immediate occupation.



This home is ideally situated, providing easy access to local amenities, schools, and transport links, making it a perfect choice for families or professionals alike. Whether you are looking to settle down or invest, this property presents an excellent opportunity to enjoy comfortable living in a thriving community - Early viewing is recommended!!

### Entrance Hall

Welcoming entrance hall with door leading to the ground floor and staircase leading to the first floor. With small window allowing natural light, carpet flooring and radiator.

### Lounge

151" x 21'2"

This spacious lounge offers a bright and airy atmosphere, illuminated by natural light from two large windows. The neutral décor and light carpet create a calm and inviting space, complemented by a charming fireplace, ideal for cosy evenings. The room's open layout provides flexibility for various furniture arrangements, making it a perfect family or entertaining area.

### Dining Room

Comfortably sized dining space, offering a welcoming spot for casual meals or family gatherings, highlighted by a decorative wall feature and tiled flooring that continues into the kitchen. There is a storage cupboard and doorway leading to the downstairs shower room and rear door.

### Kitchen

12'5" x 9'8"

The kitchen features traditional wooden cabinetry with wall and base units and paired with neutral countertops and tiled flooring, creating a practical and homely cooking space. It is well equipped with integrated appliances, including a double oven and a gas hob with extractor hood. French doors open out onto the garden, providing a lovely view and an easy flow to outdoor dining or entertaining.

### Shower Room

6'0" x 6'1"

The shower room is neatly presented with patterned floor tiles and light beige wall tiling halfway up the walls. It features a fully enclosed shower cubicle, a WC, and a wall-mounted sink, complemented by a heated towel rail and a frosted window that allows natural light while maintaining privacy.

### Bedroom 1

15'6" x 9'6"

A generously proportioned room, brightened by two windows that fill the space with natural light, with carpet flooring and a radiator.

### Bedroom 2

11'11" x 11'4"

A well-sized room with a large window that bathes the space in natural light. It has built-in wardrobes along one wall, offering excellent storage without compromising floor space. The room's neutral decor and carpet provide a calm setting, making it a versatile space.

### Bedroom 3

12'6" x 8'0"

A good-sized third bedroom with a window bringing in good natural light. This bedroom provides a comfortable space, ideal for a child's room, guest room or home office.

### Bathroom

6'1" x 7'10"

The bathroom is elegantly modern with a combination of white subway tiles laid in a varied pattern alongside soft grey walls and flooring. It is equipped with a white bathtub with an overhead rainfall shower, a vanity sink unit, and a WC. A tall, black heated towel rail adds a contemporary touch and practical comfort.

### Garage

12'8" x 22'10"

The garage is a substantial space with external access via a shutter roller door at the front and double doors to the side. It offers ample room for vehicle storage and additional storage or workshop space. The garage's elongated shape makes it practical for multiple uses.

### Rear Garden

The rear garden has been thoughtfully designed with a large paved patio area ideal for outdoor seating and entertaining. It extends to a lawn bordered by fencing for privacy, and features a water pond adding a tranquil focal point. The space is enclosed and private, perfect for family gatherings or quiet relaxation.

### External

Externally, the house is accessed via a wooden gate with a path leading to the front door. There is a large lawned front garden and large double gates providing access to the rear garden and garage.

### Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - Awaiting Rating
- 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.

### 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.



Local Authority Hull City Council  
Council Tax Band A  
EPC Rating

Approx Gross Internal Area  
137 sq m / 1470 sq ft



Ground Floor  
Approx 60 sq m / 648 sq ft

First Floor  
Approx 50 sq m / 534 sq ft

Garage  
Approx 27 sq m / 288 sq ft

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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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.