



Hall Road Hull, HU6 8QJ

- Three Bedroom Semi-Detached Home
- Modern & Stylish Kitchen with Island
- Private Driveway
- Good Sized Rear Garden
- Close to Local Amenities
- Stunning Throughout
- Utility Room
- Spacious Garden Room
- Easy Access to Transport Links
- Viewing Absolutely Essential

Offers in excess of £220,000





Absolutely gorgeous throughout, this beautifully presented three-bedroom semi-detached home is a fantastic example of a property that is ready to move straight into. Having been stylishly decorated and maintained to an excellent standard by the current owners, the property offers a wonderful combination of generous living accommodation, practical family space and attractive outdoor areas.

Upon entering, you are welcomed into a spacious home with a large lounge providing a comfortable and inviting main living space, while the impressive kitchen diner creates a fantastic hub for everyday family life and entertaining. The ground floor is further enhanced by a separate utility room, adding an excellent level of practicality.

To the first floor are three well-proportioned bedrooms together with a beautifully presented WC and bathroom, providing comfortable accommodation for a growing family, first-time buyers or those looking for additional space to work from home.

Externally, the property continues to impress, with a generous double driveway to the front providing excellent off-road parking. To the rear is a lovely garden featuring a patio area, perfect for outdoor seating and entertaining, which leads onto a generous lawned area. At the bottom of the garden is a spacious garden room, offering a highly versatile additional space that could be used as a home office, gym, hobby room, or simply a fantastic area for relaxing and entertaining. A side gate also provides convenient access between the front and rear of the property.



Situated in a popular residential location, the property is ideally placed for access to a range of local shops, amenities and everyday conveniences, whilst excellent transport links provide easy access to surrounding areas. With its immaculate presentation, generous accommodation, fantastic garden room and superb outdoor space, this is a home that is sure to appeal to a wide range of buyers and early viewing is highly recommended.

Entrance Hall

5'4" x 15'10"

This welcoming entrance hall features a stylish patterned tile floor and a side window that brightens the space naturally. It leads to the staircase with a dark handrail and provides access to the lounge and kitchen diner, creating a warm first impression as you enter the home.

Lounge

11'1" x 15'1"

The lounge is a cosy, inviting room with a large bay window flooding the space with natural light. It enjoys an attractive fireplace and built-in cabinetry on either side, blending traditional and contemporary features beautifully. Wood effect laminate flooring adds warmth, and double doors connect it subtly to the kitchen diner, enhancing the flow of the ground floor.

Kitchen Diner

16'11" x 13'11"

The kitchen diner is bright and spacious and forms a fantastic heart to the home, providing an excellent space for both cooking and dining. The kitchen benefits from underfloor heating and contemporary units in soft grey and wood-effect worktops that provide plenty of preparation space, along with a central island providing further worktop space and storage. Integrated appliances include an oven, hob, overhead extractor, dishwasher and fridge/freezer. Large sliding doors open directly into the garden, providing beams of natural light and offering a seamless connection to outdoor living.

Utility

7'4" x 4'1"

The utility room is a practical space with fitted cupboards above wooden work surfaces, providing space to house washing and drying appliances neatly. A window overlooks the garden, allowing natural light to brighten the room.

Bedroom 1

11'1" x 14'11"

A great sized bedroom with a large bay window that fills the room with daylight. It features tasteful neutral decor and carpeting, creating a calm atmosphere that invites rest and relaxation.

Bedroom 2

9'5" x 14'4"

A good sized light and airy room with a generous window facing the rear aspect, carpet flooring and two feature walls. Offering excellent flexibility for family members, guests or use as a home office if required.

Bedroom 3

7'6" x 8'5"

A cosy and versatile bedroom, decorated in a lovely blue tone and carpet flooring. A window overlooks the rear garden and would be perfect for use as a child's bedroom, guest room or study.

Bathroom

5'6" x 5'1"

The first floor bathroom features crisp white tiles around the bath and wash basin area, with Herringbone style flooring adding warmth. It includes a bath with shower attachment, hand wash basin with vanity drawers below and chrome heated towel rail. A frosted window provides privacy and natural light, enhancing the fresh and clean feel of the room.

W.C.

The separate WC is neatly tiled with white tiling and includes a compact wash basin, offering practical convenience on the first floor.

Rear Garden

The rear garden is a beautifully maintained outdoor space with a large paved patio area adjacent to the house, ideal for outdoor seating and dining. Beyond the patio lies a well-kept lawn bordered by mature shrubs and trees, providing privacy and a peaceful atmosphere. A wooden garden room and a covered barbecue area add to the garden's appeal, making it perfect for entertaining and family life. A gate leads to the side passageway, providing access to the front of the property.

Garden Room

18'9" x 10'4"

The garden room is a versatile space set away from the main house, with French doors opening onto the garden. Its generous proportions make it suitable as a home office, gym, storage use or an additional living area.

Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - B
- 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

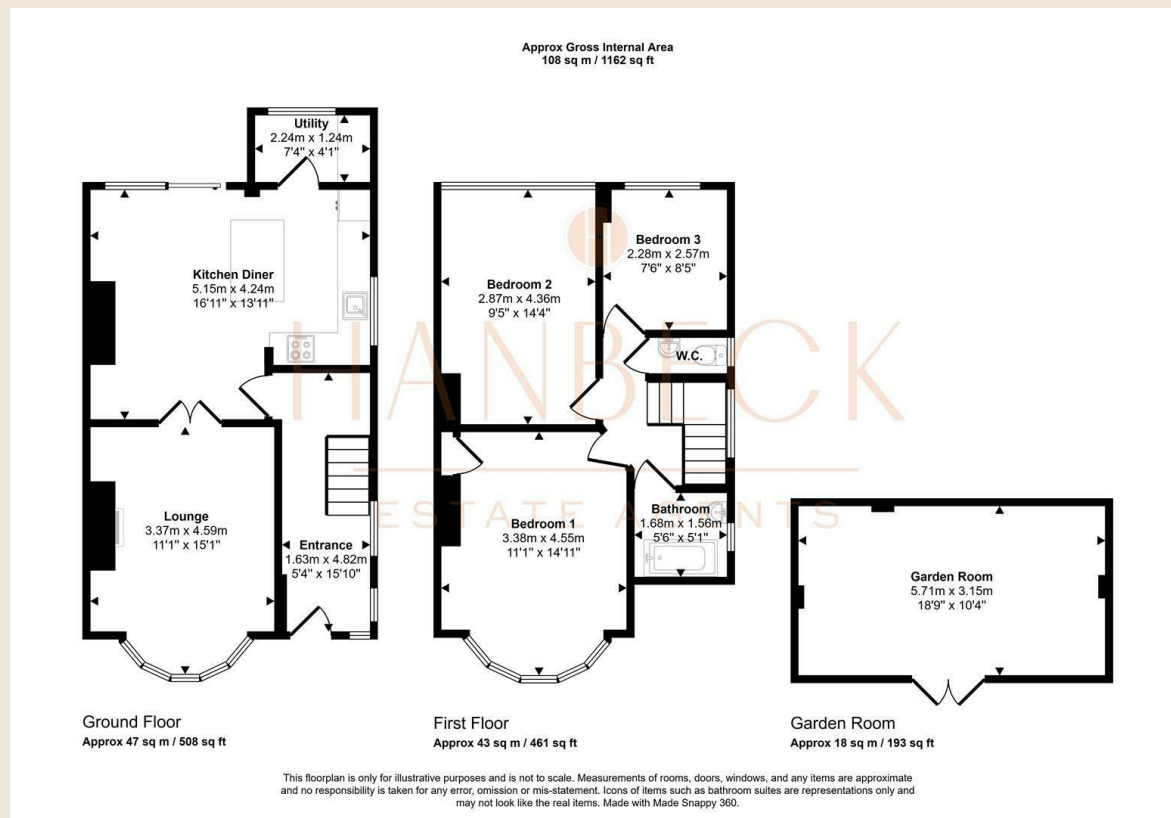
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Money Laundering Regulations

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.



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



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.