



Newtondale

Hull, HU7 4BN

- **SOLD WITH NO CHAIN**
- Gorgeous Kitchen
- Ideal for First-Time Buyers
- Great Schools Nearby
- Viewing is a MUST!
- Three Bedroom End-Terrace Home
- Through Lounge / Diner
- Perfect for Families
- Close to Local Amenities

Asking price £145,000





This lovely three bedroom mid-terraced home, with a garage, is in great condition throughout and offers a perfect blend of comfort and practicality.

The property offers well-proportioned living accommodation ideal for first-time buyers, growing families or investors alike.

The ground floor features a welcoming living space filled with natural light, complemented by a gorgeous, modern kitchen which is stylishly finished and perfect for everyday living and entertaining.

Upstairs, there are three great sized bedrooms along with a well-appointed family bathroom.

Externally, the home benefits from its end-terrace position, providing additional privacy, along with a garage and low-maintenance outdoor space ideal for relaxing or family use.

Located in a friendly area, residents will appreciate the convenience of local amenities, schools, and parks within easy reach. This home presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious and well-designed property.

This home is a wonderful opportunity for anyone seeking a comfortable and practical living space, with its generous bedrooms and inviting reception room, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home!



Entrance Hall

8'10" x 12'2"

Bright and spacious entrance hall, accessed via the uPVC front door. With stairs leading to the first floor, understairs storage, carpet flooring, radiator and doors leading to the lounge and kitchen.

Lounge / Diner

11'7" x 23'6"

Spacious lounge / diner decorated in relaxing neutral tones. With carpet flooring throughout, uPVC window to the front aspect and French doors leading to the rear garden at the rear aspect of the room. Radiator and radiator cover, with built in storage and door leading to the kitchen.

Kitchen

8'8" x 7'8"

This beautiful and extensive kitchen features a range of white cabinetry with shaker-style doors and sleek black handles. Contrasting grey walls complement the wood-effect flooring, creating a contemporary and practical environment. Marble-effect worktops provide ample preparation space, while integrated appliances include an oven and a five-burner gas hob set below a tiled splashback. Open shelving adds a touch of style and practicality, and recessed ceiling lights ensure the space is well lit. With vertical panel style radiator and uPVC door leading to the rear garden.

Bedroom 1

9'11" x 12'2"

The main bedroom is a peaceful retreat with calming neutral colours. With a uPVC window facing the front aspect allowing plenty of natural light to fill the room, carpet flooring and radiator.

Bedroom 2

10'3" x 10'7"

Generous double room featuring carpet flooring, storage cupboard and uPVC window that overlooks the garden. The room is spacious enough for a double bed and additional furniture such as wardrobes or desks, making it adaptable for guests or children.

Bedroom 3

7'5" x 8'11"

Good sized third bedroom with built in wardrobes and storage. With neutral decor, carpet flooring, radiator and uPVC facing the front aspect. Suitable for a single bed, nursery or home office.

Bathroom

6'8" x 5'4"

The bathroom is finished with polished tiling on the walls and a wood-effect vinyl floor, creating a clean and modern look. It includes a white bath with a curved shower screen and overhead shower, a pedestal basin, and WC. A frosted window provides natural light while maintaining privacy, and a heated towel rail adds comfort.

Rear Garden

The rear garden has a paved patio area, laid out in a checkerboard pattern

of red and yellow tiles, providing a low-maintenance and versatile outdoor space. A side gate offers access to the rear garage and parking area, while fencing on both sides creates a private and secure environment. The garden is perfect for outdoor dining, gardening, or relaxing in the fresh air.

External

The front of the property, there is a grassed front garden, with path leading to the front door. Along with side gate providing access to the rear garden. To the rear there is a single brick built garage.

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

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

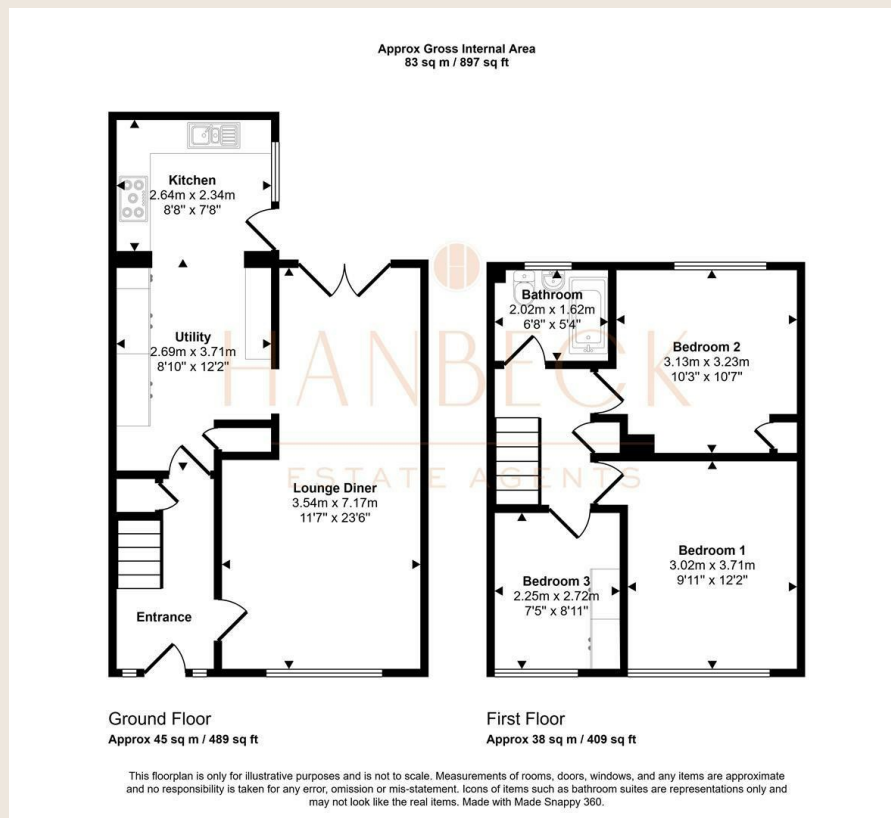
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



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.

