



## 56 Pearson Park, Hull, HU5 2TG

### Asking Price £120,000



Nestled in the charming area of Pearson Park, Hull, this delightful two-bedroom property offers a perfect blend of comfort and convenience. Spanning 646 square feet, the home is situated in a peaceful cul-de-sac, ensuring a tranquil living environment away from the hustle and bustle of city life.

Upon entering, you are welcomed into an open-plan lounge that provides a spacious and inviting atmosphere, ideal for both relaxation and entertaining. The layout allows for a seamless flow between the living and dining areas, making it a perfect space for family gatherings or quiet evenings in.

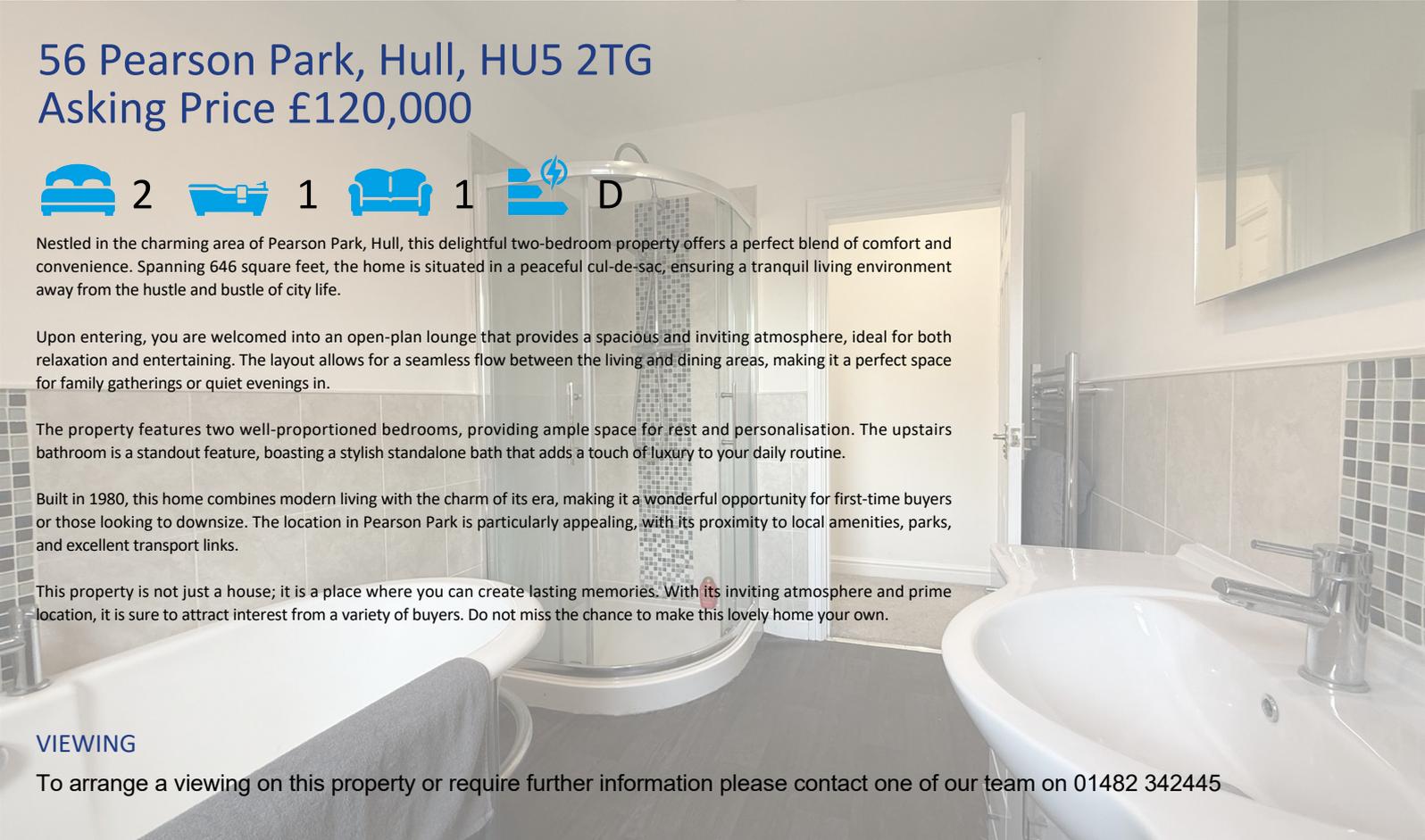
The property features two well-proportioned bedrooms, providing ample space for rest and personalisation. The upstairs bathroom is a standout feature, boasting a stylish standalone bath that adds a touch of luxury to your daily routine.

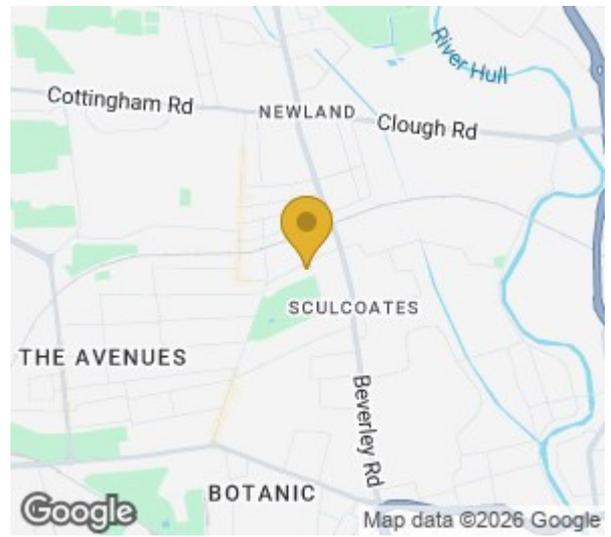
Built in 1980, this home combines modern living with the charm of its era, making it a wonderful opportunity for first-time buyers or those looking to downsize. The location in Pearson Park is particularly appealing, with its proximity to local amenities, parks, and excellent transport links.

This property is not just a house; it is a place where you can create lasting memories. With its inviting atmosphere and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely home your own.

#### VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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