Ribblesdale

Hull, HU7 6EH

- Three Bedroom Detached Home
- Spacious Lounge & Stunning Dining Area
- Modern Fitted Kitchen
- Large Private Driveway & Integrated Garage
- Close to Local Amenities, Shops & Transport Links
- Immaculately Presented Throughout
- Bi-Fold Doors Opening to Rear Garden
- Downstairs WC
- Low Maintenance Landscaped Rear Garden
- Viewing Absolutely Essential

Offers in excess of £240,000

This immaculate three-bedroom detached home has been beautifully maintained and thoughtfully styled by its current owners, creating a home that is ready for its next owners to move straight into. Offering generous living accommodation, contemporary finishes throughout and a stunning landscaped rear garden, this exceptional property is perfect for families, professionals or anyone looking for a home that effortlessly combines style and practicality.

The ground floor comprises a welcoming entrance hall leading through to a spacious and beautifully presented lounge, a gorgeous dining area, flooded with natural light thanks to impressive bi-fold doors that open onto the rear garden, and a modern kitchen that has been designed with both functionality and style in mind, offering ample storage and workspace, while a convenient downstairs WC completes the ground floor.

Upstairs, the property offers three well-presented bedrooms, each finished to an exceptional standard. The principal bedroom provides a peaceful retreat and the second bedroom is ideal as a child's room, guest bedroom or home office, while the third bedroom has been transformed into a stunning dressing room, complete with fitted wardrobes, offering a luxurious and versatile space that can easily be returned to a bedroom if desired. Completing the first floor is a stylish family shower room, featuring a contemporary suite with an impressive double walk-in shower.

Externally, the property boasts a large private driveway and integrated garage, providing excellent storage or secure parking. To the rear, the beautifully landscaped garden has been designed for both relaxation and low-maintenance living, creating the perfect setting for outdoor dining, entertaining or enjoying the sunshine.

Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Entrance Hall
A welcoming entrance hall provides access to the ground floor accommodation, creating an inviting first impression of this beautifully maintained home.

Lounge
16'0" x 19'8"
This spacious lounge offers a welcoming and comfortable atmosphere, featuring a soft grey carpet and neutral walls. It is bright and airy, with large bi-fold doors that open directly to the garden, allowing plenty of natural light to flood in. The room is thoughtfully designed with a feature panelled wall that adds texture and warmth, making it ideal for both relaxing and entertaining.

Dining Area
15'1" x 9'11"
Connected seamlessly to the lounge, this dining area benefits from a glazed skylight roof that floods the space with natural light, enhancing the bright feel throughout. The flooring transitions to a light herringbone pattern that adds a contemporary touch, perfectly complementing the neutral walls and modern vertical radiators. This open-plan space is ideal for family meals or casual dining, with a calm and inviting ambiance.

Kitchen
7'6" x 13'3"
The kitchen is fitted with a range of cream cabinets topped with dark work surfaces, creating a sleek and practical space. It features a large window over the sink that lets in plenty of daylight and provides views of the front exterior. The kitchen benefits from modern grey tiled splashbacks and a light wood-effect floor, with integrated appliances and a layout designed for efficiency and ease of use.

Downstairs W.C.
This practical and neatly presented WC is located on the ground floor, featuring a contemporary white suite with a small basin and WC, set against light coloured walls and a wood effect floor. A frosted window allows natural light to softly illuminate the space, maintaining privacy while keeping the room bright and fresh.

Bedroom 1
9'8" x 11'4"
This great sized master bedroom features a striking feature panelled wall, which adds depth and style to the room. It is carpeted for comfort and has a large window that allows plenty of natural light to fill the space. The room provides ample space for bedroom furniture, making it a restful retreat.

Bedroom 2
7'7" x 10'6"
A well-proportioned second bedroom, with neutral walls and soft carpetting underfoot. It offers enough space for a bed and furnishings, with a window that provides natural light. This room is ideal for guests, children, or as a home office space.

Bedroom 3
4'1" x 14'1"
Currently transformed into a stunning dressing room, this versatile space features an array of fitted wardrobes, creating excellent storage while still offering the flexibility to be used as a bedroom if desired. With carpet flooring and neutral decor.

Shower Room
8'2" x 5'9"
The shower room is contemporary and stylish, featuring a large walk-in shower with sleek grey tiling and a glass screen. It also includes a white pedestal wash hand basin and WC, with natural light coming through the frosted window to create a bright and fresh atmosphere. The floor is tiled in a light shade, completing the modern look of the room.

Rear Garden
The rear garden is a private and well-maintained outdoor space, featuring a paved patio area perfect for seating and entertaining. It also includes an area of artificial lawn with comfortable outdoor furniture, creating a peaceful spot to relax. The garden is enclosed by fencing and mature planting, offering a sense of seclusion and calm. A side gate offers convenient access to the front of the property.

Front Exterior
The front exterior presents a modern and neat appearance with a paved driveway leading up to the integrated garage with a roller shutter door. The property is enclosed by low fencing, offering both privacy and curb appeal.

Additional Information
- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - C
- Energy Performance Certificate Rating (EPC) - C
- 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.

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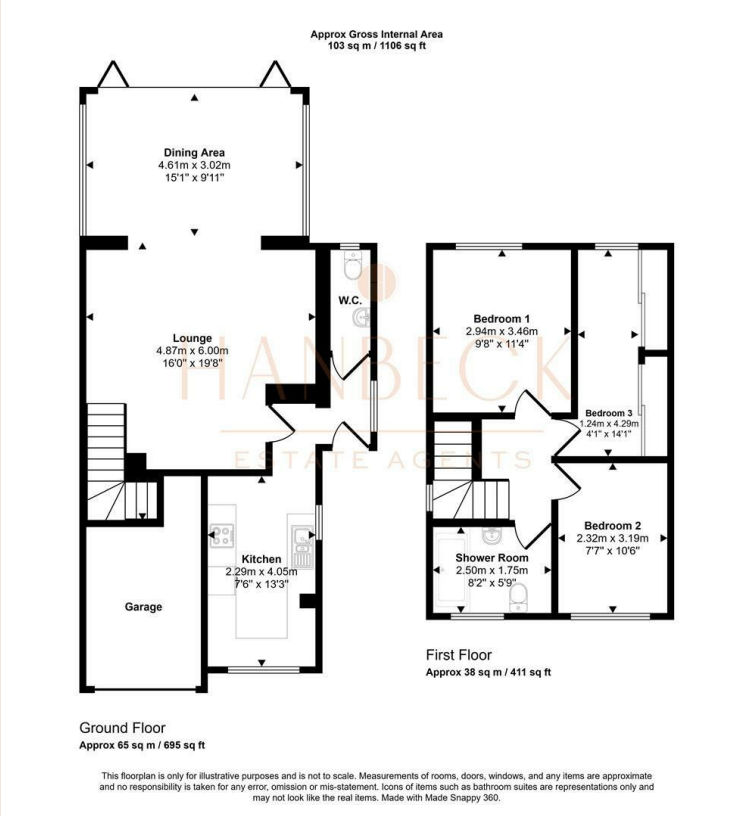

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.