staniford grays

7 Hamling Way, Hull, HU4 6SU

£195,000

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- BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME
- TWO DOUBLE BEDROOMS
- TWO PATIO AREAS
- SPACIOUS KITCHEN DINER
- LAWNED REAR GARDEN
- DRIVEWAY AND GARAGE

A Beautifully Presented Three Bedroom Family Home on Hamling Way, HU4.

Ideally positioned within a popular and well established residential pocket of West Hull, this beautifully presented three bedroom semi detached home offers a fantastic opportunity for first-time buyers, growing families or investors alike.

Hamling Way sits within a quiet, friendly and traditional neighbourhood, with excellent everyday convenience on the doorstep. Major supermarkets including Aldi, Iceland, Sainsbury's, Heron Foods and a B&M with garden centre are all within half a mile, making the weekly shop effortless. Families are particularly well served here, with Eastfield Primary School (rated Outstanding) and Wheeler Primary School both close by, alongside Sirius Academy West for secondary education.
Commuters benefit from straightforward access into Hull city centre via local arterial routes, a regular bus route, as well as convenient links west towards the Humber Bridge and the A63.

Inside, the property has been beautifully presented and well maintained throughout, offering a warm and welcoming feel from the moment you step in. The spacious kitchen diner provides a sociable hub for family life, with sliding patio doors to the rear garden and plenty of room for everyday dining. Upstairs the home offers three bedrooms, including two generous double rooms, ideal for a growing family or those needing additional space for a home office or guest room.

Outside, the home continues to impress with a lawned rear garden, offering a manageable outdoor space with two generous patio areas offering flexibility for alfresco

GROUND FLOOR

ENTRANCE PORCH 6'5" x 3'3" (1.96m x 1.01m)
Composite entrance door with glass panels, laminate floor and a central ceiling light.

LOUNGE 15'0" x 12'11" (4.59m x 3.96m)
Wooden door with chrome handles, carpeted floor, chrome central ceiling light fitting and two front aspect uPVC double glazed windows.

KITCHEN 15'7" x 11'1" (4.76m x 3.39m)
Wooden door with chrome handles, uPVC sliding patio door to the rear garden, laminate floor, side and rear aspect uPVC double glazed windows, integrated four ring gas hob, electric oven, extractor fan, integrated microwave, washing machine and slimline dishwasher. A range of wall and base units, space for a fridge freezer, drainer sink with mixer tap and splashback tiling.

FIRST FLOOR

STAIRCASE AND LANDING 9'9" x 6'6" (2.98m x 2m)
Carpeted floor, central ceiling light, storage cupboard, wooden handrail, banister and spindles and a loft hatch.

PRINCIPAL BEDROOM 15'8" x 9'10" (4.78m x 3.01m)
Wooden door with chrome handles, carpeted floor and two front aspect uPVC double glazed windows.

BEDROOM TWO 8'10" x 7'6" (2.70m x 2.30m)
Wooden door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

BEDROOM THREE 7'6" x 6'6" (2.30m x 1.99m)
Wooden door with chrome handles, carpeted floor, ceiling spotlight fitting and a rear aspect uPVC double glazed window.

BATHROOM 6'5" x 5'6" (1.98m x 1.68m)
Wooden door with chrome handles, tiled floor, chrome central ceiling light fitting, side aspect uPVC double glazed privacy window, chrome towel radiator, extractor fan, bath with electric shower over, low flush WC, pedestal wash hand basin with mixer tap and splashback tiles.

GARAGE 18'10" x 8'4" (5.76m x 2.56m)
With manual up and over door, power, light and pedestrian door.

EXTERIOR
To the front a block paved driveway. To the rear a lawn with block paved path and patio areas.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull council tax band is 'C'.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

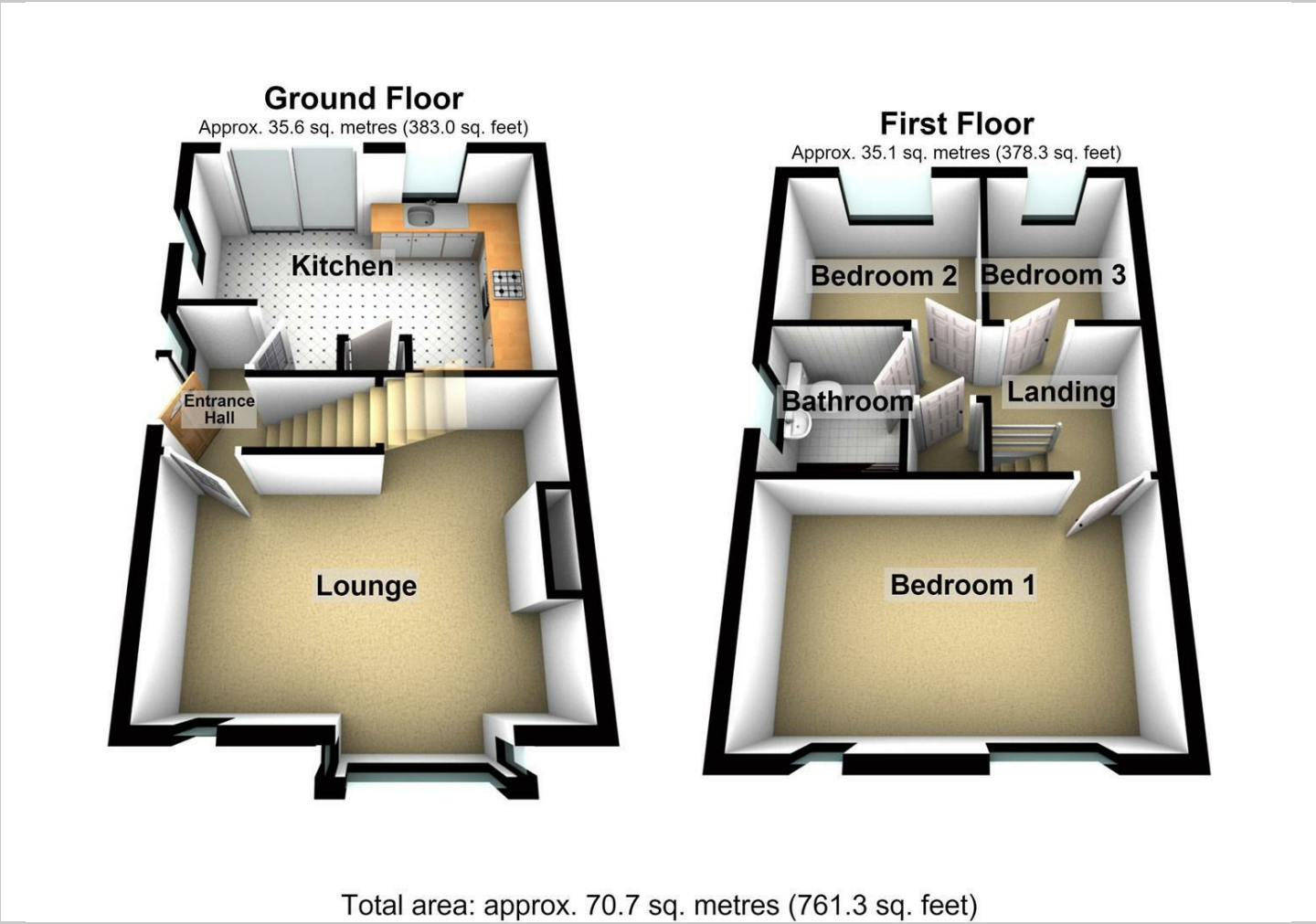
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

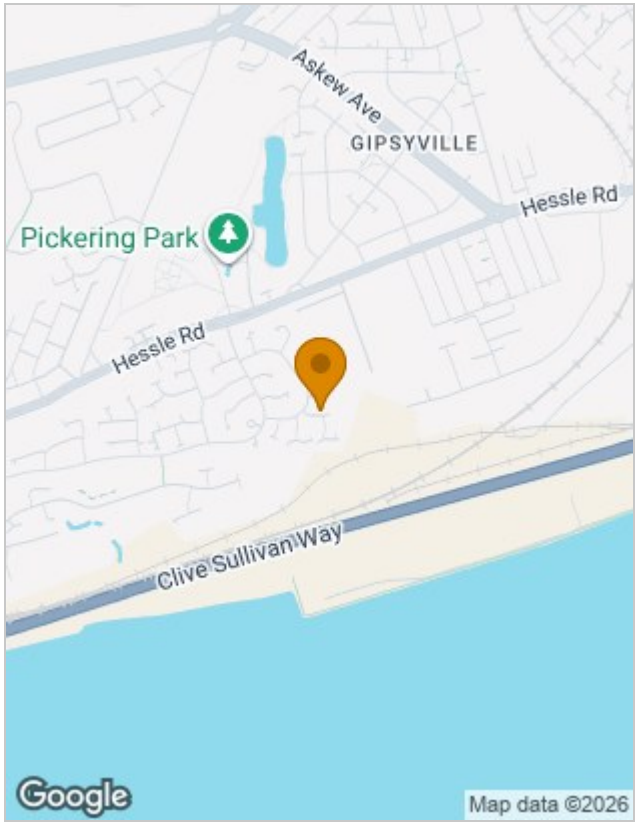
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

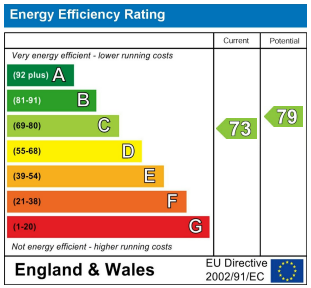
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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