



Beilby Street

Hull, HU3 5BU

- Three Bedroom End-Terrace Home
- Three Storey Living
- Popular Location
- Private Driveway
- Great Transport Links
- Master Bedroom with En-Suite
- Modern Kitchen & Bathroom
- Downstairs WC
- Good Sized Rear Garden
- Close to Local Amenities

Offers in excess of £185,000





Welcome to this beautifully presented three-bedroom end-terraced home, in the desirable area of Beilby Street, Hull. This modern house offers a perfect blend of comfort and contemporary living and finished to a modern, stylish standard throughout; making this property ideal for first-time buyers, young families, or anyone seeking a move-in ready home in a convenient location.

With a thoughtful layout, arranged over three storeys, the ground floor offers a bright and inviting living space alongside a sleek, modern kitchen/diner and a handy downstairs WC.

On the first floor, you'll find two well-proportioned bedrooms and a family bathroom. The impressive top floor is dedicated to the spacious master bedroom, complete with its own en-suite for added comfort and privacy.

Externally, the property benefits from a private driveway and a good-sized rear garden—perfect for relaxing, entertaining or family time outdoors.

Situated in a popular location, this home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. With its contemporary features and spacious layout, this property is a fantastic opportunity for anyone seeking a modern lifestyle in Hull. Don't miss the chance to make this lovely property your new home.



Entrance Hall

Entering the property via solid composite front door, you arrive in a welcoming entrance hall, decorated in neutral tones with doors leading to the downstairs WC and kitchen, and carpeted staircase leading to the first floor.

Kitchen / Diner

11'5" x 13'7"

The kitchen / diner is a modern and practical space, featuring sleek dark grey wall and base units, paired with light work surfaces and tiled flooring. It benefits from ample storage and integrated appliances, with a uPVC window providing natural light. Integrated appliances include single oven, gas hob, dishwasher and fridge freezer.

Lounge

14'7" x 10'11"

This warm and welcoming lounge offers a bright and airy space with natural light flooding in through the side uPVC window and French doors that lead to the rear garden. The neutral decor and light wood flooring create a warm atmosphere..

Downstairs WC

4'8" x 3'2"

The downstairs WC is a compact and practical space, fitted with a simple white suite including a toilet and a pedestal hand wash basin. Its dark flooring contrasts softly with the white walls, maintaining a clean and fresh feel.

Bedroom 3

7'9" x 9'7"

Great sized room with neutral walls and plush carpeting. It offers a peaceful space that can comfortably accommodate a double bed, ideal for a child or guest room.

Bedroom 2

14'7" x 9'3"

Generously sized room featuring a large window that allows natural light to fill the space. The neutral decor and carpeting provide a comfortable setting.

Bathroom

7'9" x 5'4"

The family bathroom is stylishly fitted with modern white sanitary ware including a bath with an overhead shower, a pedestal basin, WC and towel radiator. The dark flooring complements the white tiled walls and the window provides natural light, making the space feel fresh and bright.

Bedroom 1

14'3" x 19'7"

Occupying the entire second floor, offering a spacious and versatile room with a window providing natural light. The neutral decor and carpeted floor create a cosy and inviting atmosphere, perfect for a master bedroom.

En Suite

7'5" x 5'9"

The ensuite bathroom is a bright and practical space featuring a shower cubicle, a toilet and a pedestal wash hand basin. A skylight velux window allows natural light to flood in, enhancing the clean white walls and dark flooring for a fresh feel.

Rear Garden

The rear garden is a private and enclosed outdoor area featuring a paved patio and a lawn, surrounded by wooden fencing. It provides a great space for outdoor dining, relaxing or gardening, accessible directly from the lounge via the French doors. With access via the side gate, which leads to the front of the property.

External

Externally, the property features a private driveway providing parking for two vehicles, and paved path leading to the front door.

Additional Information

- Tenure type - Freehold
- Local Authority - Hull City Council / East Riding of Yorkshire
- Council tax band - A
- Energy performance certificate rating (EPC) - B
- Services - Mains water, electricity, gas and drainage are connected to the property

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.

Viewings

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Free Valuation

Thinking of selling or letting?

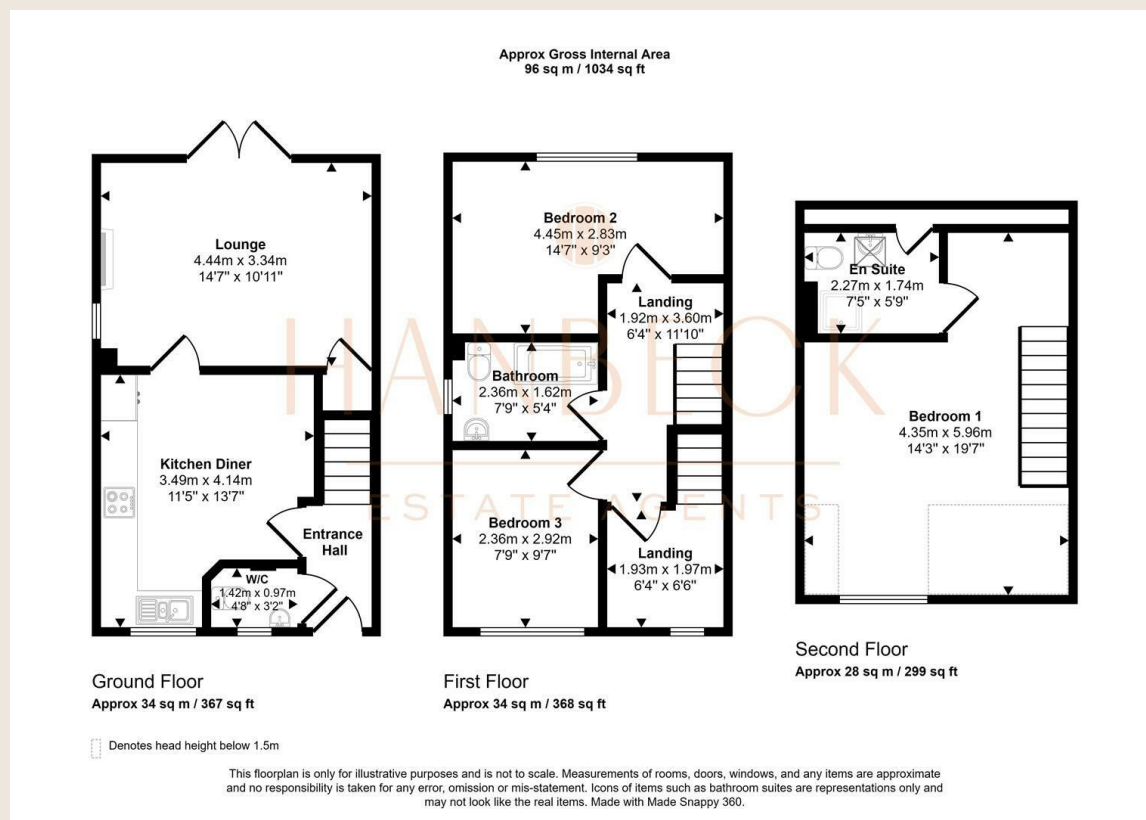
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Local Authority **Hull City Council**
Council Tax Band **A**
EPC Rating **B**



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