



Kingston Road

Hull, HU10 6BH

- Four Spacious Bedrooms
- Gorgeous Open-Plan Kitchen & Living Area
- Downstairs WC
- Fantastic Location
- Close To Local Shops
- Semi-Detached Home
- Stunning Lounge
- Separate Utility Room
- Great Transport Links
- Perfect Family Home - Viewing Essential!!

£399,995





This super impressive four-bedroom semi-detached home offers generous living space, a stunning open plan layout, and an exceptional garden—making it an ideal choice of home.

Set back from the road, the property benefits from a large front driveway providing ample off-street parking for multiple vehicles. Internally, the home is beautifully presented throughout and thoughtfully designed to suit modern living.

At the heart of the property is a gorgeous open plan kitchen and living area, finished to a high standard with contemporary fittings, bi-fold doors and plenty of space for both cooking and socialising. This bright and versatile space is perfect for everyday family life as well as entertaining guests. In addition, there is a separate lounge offering a cosy retreat, along with the convenience of a downstairs WC.

Upstairs, the property boasts four well-proportioned bedrooms, providing flexible accommodation for families, guests, or those working from home, alongside a well-appointed family bathroom.

Externally, the home truly stands out with its huge rear garden, an ideal outdoor space for children, gardening enthusiasts, or summer gatherings. A standout feature is the garden room, offering a fantastic additional space that could be used as a home office, gym, or relaxation area.

Situated in a highly sought-after residential area, the property is close to a range of local amenities, well-regarded schools, and excellent transport links.

Early viewing is highly recommended to fully appreciate the size, layout, and location of this fantastic family home.



Entrance Hall

The entrance hall welcomes you with a stylish black staircase that contrasts beautifully with the light walls and wood-effect laminate flooring. It offers a bright and airy feel, enhanced by the natural light from the frosted glass front door and side window, creating a warm and inviting first impression.

Lounge

12'6" x 15'4"

The lounge is a cosy and elegant space featuring a charming bay window that floods the room with natural light. The walls are tastefully decorated with a striking accent wall behind the fireplace, which serves as a lovely focal point.

Kitchen / Diner / Living Area

19'0" x 25'5"

This impressive room is the heart of the home, boasting a contemporary design with a large central island topped with elegant marble-effect surfaces and equipped with a sink. The kitchen features plenty of cupboard space, integrated appliances, and a stylish gas range. The open plan layout flows seamlessly to a bright dining and sitting area with a skylight and large bi-fold doors overlooking the garden, offering plenty of natural light and a wonderful connection to the outdoors.

Utility Room

5'4" x 9'0"

The utility room is a practical addition with a marble-effect work surface and integrated sink, offering space for laundry appliances. It benefits from a window that fills the room with natural light and provides access to the kitchen.

Downstairs W.C.

The ground floor WC is a compact yet stylish space featuring a white basin and toilet, complemented by bold blue panelling with an eye-catching pineapple wallpaper above for a touch of personality.

Bedroom 1

9'8" x 15'5"

A well-proportioned and light room with a large bay window providing ample natural light. The calming neutral colour scheme is enhanced by classic panelling on the walls and a plush carpet underfoot, creating a restful setting. The room also benefits from fitted wardrobes for storage convenience.

Bedroom 2

11'2" x 13'0"

A spacious and bright room featuring a neutral decor with soft carpeting, a fitted wardrobe and a panelled feature wall. The large window allows plenty of natural light to fill the space and looks out onto the wonderful garden.

Bedroom 3

8'2" x 11'10"

A great sized third bedroom presented in a fresh, neutral style with

wood-effect laminate flooring, fitted sliding wardrobes and wall panelling. There is a window that looks out on the rear garden and allows in ample natural light.

Bedroom 4

7'3" x 8'8"

Currently used as a home office, this room has a window facing the front aspect and wood-effect laminate flooring. It is ideal as a child's bedroom, guest room, or home office.

Bathroom

5'10" x 9'3"

The modern bathroom offers a chic and relaxing space with a striking freestanding bath and a separate corner shower enclosure with glass doors. A vanity sink unit, toilet and black towel radiator complete this stylish room with two frosted windows providing privacy, light and ventilation.

Garden Room

17'11" x 8'4"

The garden room is a versatile outbuilding providing a flexible space that could serve as a home office, gym, or leisure room. It opens onto the paved patio and enjoys views over the garden.

Rear Garden

The rear garden is an expansive, beautifully maintained space, featuring a large paved patio area ideal for outdoor seating and entertaining. Beyond this, a lush lawn stretches back, bordered with mature trees, shrubs, and flowerbeds, creating a private and tranquil outdoor retreat. There is also a gravelled area with a garden shed, perfect for storage or gardening equipment.

Front Exterior

The front exterior presents a traditional semi-detached house with bay windows and a generous driveway providing ample off-street parking. The frontage is low maintenance with gravel, shrubbery, and neat hedges, giving a tidy and welcoming appearance.

Additional Information

- Tenure Type - Freehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - D
- 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.

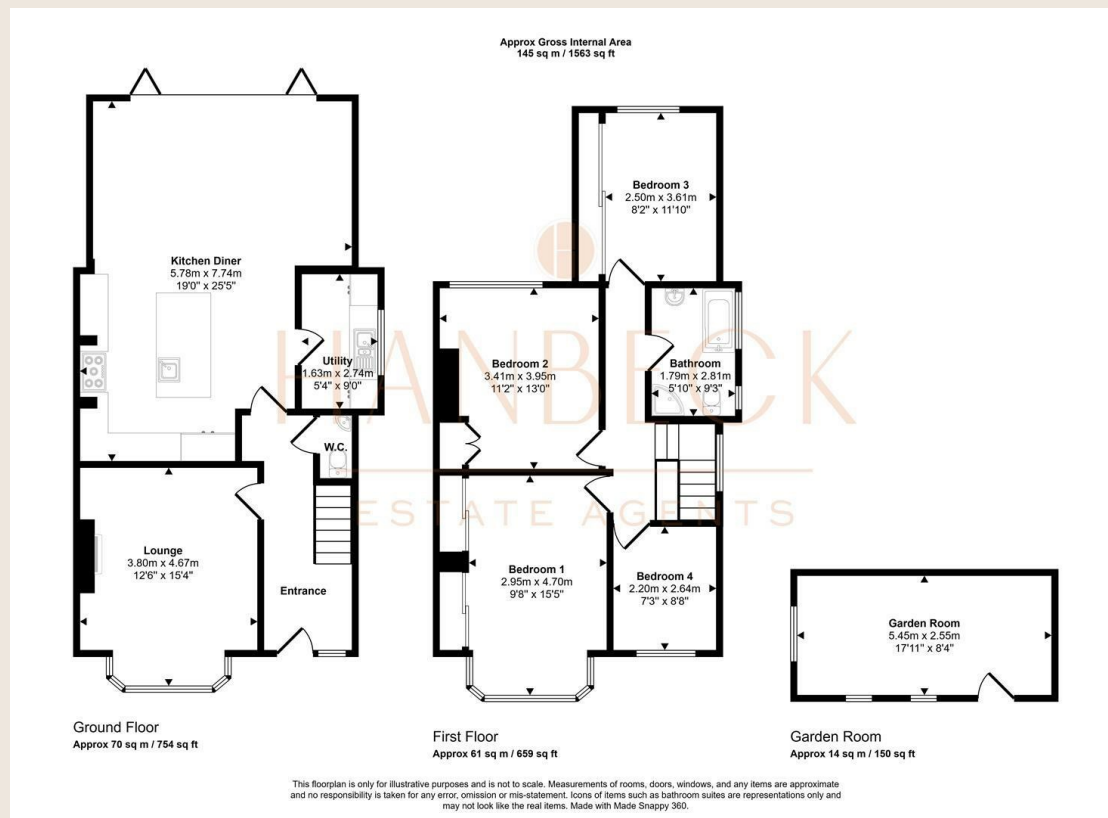
Free Valuation

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.



Local Authority **East Riding Council**
Council Tax Band **D**
EPC Rating **C**



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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.