# Pioneer Way

## Hull, HU7 3LS

- Semi-Detached Home
- Kitchen & Dining Area
- Downstairs W.C
- Side Driveway Providing Off-Street Parking
- Close to Amenities & Well-Regarded Schools
- Two Double Bedrooms
- Spacious Lounge
- First Floor Family Bathroom
- Situated in the Popular Kingswood Development
- Viewing Highly Recommended

## Offers over £155,000

Situated in the ever-popular Kingswood development, this well-arranged semi-detached home offers an excellent opportunity for first-time buyers, couples or small families looking to settle in a convenient residential location.

The property provides well-proportioned accommodation throughout, including a welcoming entrance hall, a fitted kitchen with dining area, a separate lounge and a convenient downstairs WC. To the first floor are two double bedrooms and a family bathroom.

Externally, the property benefits from a rear garden, providing outdoor space to relax and enjoy, along with a driveway to the side of the property offering valuable off-street parking.

Kingswood is a popular residential area, well placed for a range of local shops, supermarkets, restaurants and other everyday amenities. The property is also conveniently located near well-regarded schools, making it an appealing choice for families. There are good transport links for commuting into Hull city centre and the surrounding areas, further adding to the convenience of this location.

## Entrance Hall
Welcoming entrance hall providing access to the ground-floor accommodation and staircase leading to the first floor. With vinyl flooring, radiator and door leading to the kitchen & dining area.

## Kitchen & Dining Area
9'7" x 11'11"
The kitchen and dining area provides space for everyday cooking and dining, making it a practical area for daily living. Providing vinyl flooring, laminate work surfaces, sink & drainer, window, radiator, plumbing for washer or dryer, integrated fridge & freezer, hob, oven and extractor fan. Doors leading to the downstairs W.C and lounge.

## Downstairs W.C.
Convenient ground-floor WC including toilet, vinyl flooring, wash hand basin and radiator.

## Lounge
12'4" x 11'3"
A separate lounge offering a comfortable space to relax and unwind. Featuring vinyl flooring, radiator and patio doors leading to the rear garden.

## Bedroom One
12'10" x 8'7"
A well-proportioned bedroom offering ample space for bedroom furnishings. With carpet flooring, windows and radiator.

## Bedroom Two
12'6" x 8'2"
A second spacious bedroom, ideal for family members, guests or alternatively a home office. Providing storage cupboard, carpet flooring, radiator and windows.

## Family Bathroom
6'3" x 6'5"
The first-floor family bathroom serves both bedrooms and includes vinyl flooring, bath tub, shower attachment, shower screen, privacy glass window, toilet, wash hand basin and towel radiator.

## Rear Garden
The property benefits from a rear garden, providing outdoor space to relax and enjoy during the warmer months.

## Front External
To the side of the property is a driveway providing valuable off-street parking.

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

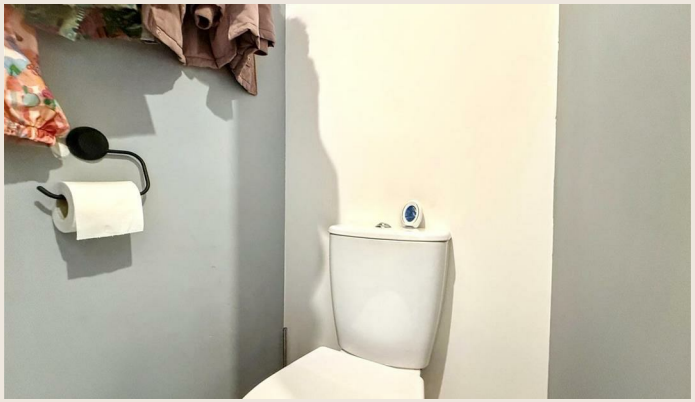
## Free Valuation
Thinking of selling or letting?

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.

## Mortgages
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

## Money Laundering Regulations
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

## 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.



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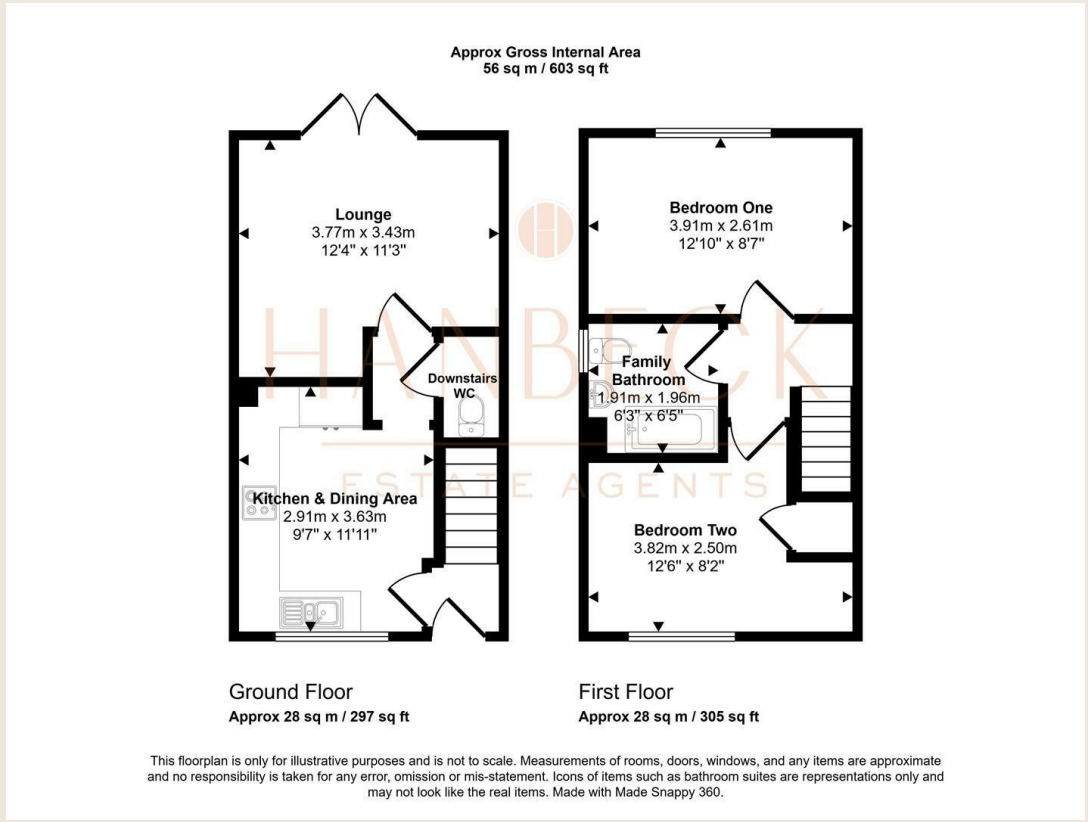

## Hull Office

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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.