



## Langsett Road

Hull, HU8 9XD

- Three Bedrooms
- En-Suite To Master Bedroom
- Driveway
- Good Transport Links
- Semi-Deatched Home
- Integrated Garage
- Popular Location
- Viewing Recommended

Asking price £185,000





Situated in this popular residential area, this well presented three-bedroom semi-detached home on Langsett Road offers spacious and versatile accommodation ideal for families, first-time buyers, or professional couples alike. Conveniently located close to well-regarded schools, local amenities, transport links and Hull city centre, the property combines modern living with a quiet suburban setting.

The ground floor briefly comprises an inviting entrance hall, a spacious lounge filled with natural light, kitchen and conservatory, perfect for everyday family living and entertaining. The property also benefits from an integrated garage, providing additional storage or potential for conversion subject to the necessary permissions.

To the first floor are three well-proportioned bedrooms, including a generous master bedroom complete with its own en-suite bathroom, alongside a contemporary family bathroom fitted with a three-piece suite.

Externally, the property enjoys off-street parking to the front and a private enclosed rear garden, ideal for relaxing or outdoor dining during the warmer months.

Langsett Road is a well-established and sought-after location within the HU8 area, offering excellent access to nearby shops, schools and recreational facilities, with Sutton Village and surrounding amenities just a short distance away.



### Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, with staircase leading to the first floor.

### Lounge

11'9" x 14'4"

A bright and spacious living room with a large window allowing plenty of natural light, creating a warm and inviting atmosphere.

### Kitchen

14'7" x 6'8"

Comprising a range of wall and base units and ample worktop space.

### Conservatory

9'0" x 12'10"

Bright and airy conservatory with skylight windows and double patio doors leading to the rear garden.

### Bedroom 1

15'9" x 14'1"

A generously sized master bedroom with windows and skylights providing plenty of natural light, benefiting from fitted wardrobes and a private en-suite bathroom.

### En-suite

8'5" x 4'7"

Fitted with a modern three-piece suite comprising bath, wash hand basin and WC, finished with contemporary tiling.

### Bedroom 2

8'5" x 11'9"

A well-proportioned double bedroom overlooking the rear of the property, ideal as a guest room or family bedroom.

### Bedroom 3

5'7" x 9'2"

A versatile third bedroom suitable for use as a child's room, nursery, dressing room or home office.

### Bathroom

5'9" x 6'3"

A contemporary family bathroom fitted with a three-piece suite including bath, shower, wash hand basin and WC.

### External

To the front of the property is a driveway providing off-street parking and access to the integrated garage. To the rear is a private enclosed garden, perfect for outdoor entertaining and family use.

### Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - B
- 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.

### 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

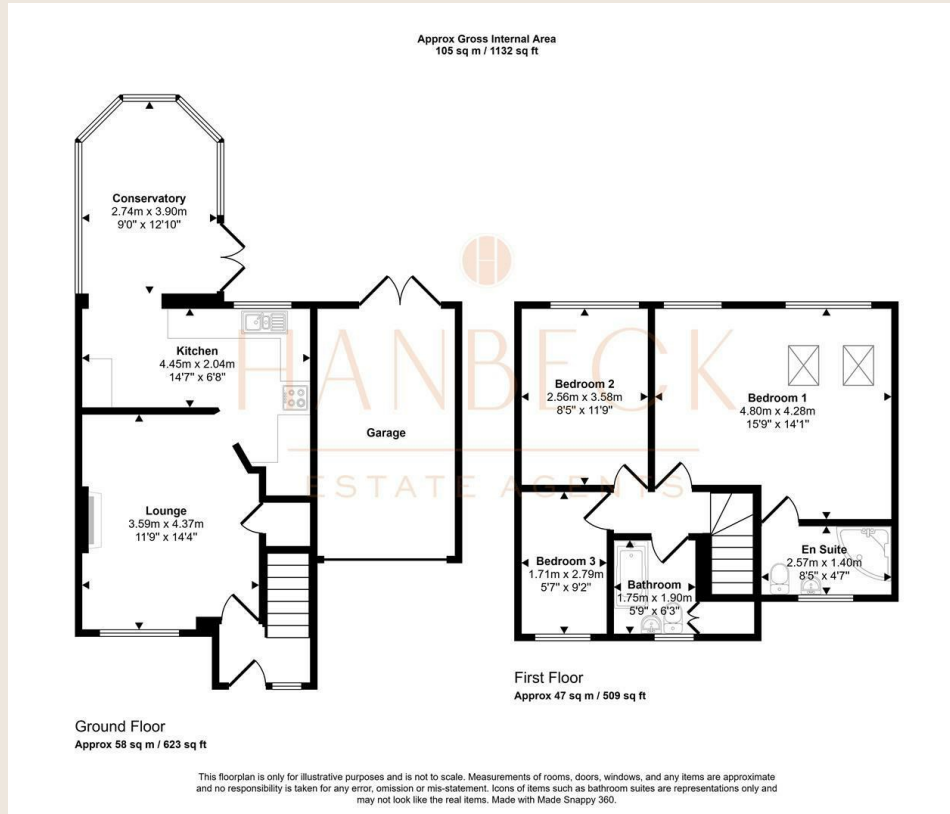
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.



Local Authority **Hull City Council**  
Council Tax Band **B**  
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.