



Hawthorn Avenue

Hull, HU3 5PY

- Three Bedrooms
- Downstairs WC
- Modern & Stylish Throughout
- Great Transport Links
- Perfect for First Time Buyers
- Mid-Terraced Home
- Allocated Parking
- Popular Location
- Close to Local Shops & Amenities
- Viewing Essential

Offers in excess of £160,000





This well-presented three-bedroom terraced home offers comfortable living in a highly convenient location. Perfect for first-time buyers, growing families or investors, the property is ideally positioned close to a wide range of local shops, supermarkets, schools and everyday amenities, with excellent transport links providing easy access to Hull City Centre. Hull Royal Infirmary is also within walking distance, making this an ideal location for healthcare professionals.

The accommodation is thoughtfully arranged and briefly comprises a welcoming lounge, a spacious kitchen diner with access to the rear garden, and a convenient ground floor WC. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

Outside, the enclosed rear garden provides a great space to relax, entertain or enjoy outdoor family life.

With its fantastic location and well-balanced accommodation, this is a property not to be missed. Early viewing is highly recommended.



Lounge

11'0" x 10'11"

The lounge is a bright and welcoming space, featuring a large window that fills the room with natural light. It offers ample space for comfortable seating and relaxation, with a soft carpet underfoot adding to the cosy feel. Neutral walls provide a calm backdrop, making it easy to personalise and create a homely atmosphere.

Kitchen Diner

11'4" x 14'1"

The kitchen diner is a modern and practical space, equipped with sleek cabinetry in a light grey finish and ample work surfaces. Integrated appliances include an oven and fridge, while a glass dining table with white chairs offers a dedicated area for meals. The room benefits from natural light through a door that leads to the rear garden, creating a bright and airy environment for cooking and dining.

Downstairs W.C.

4'1" x 6'5"

This smartly presented downstairs room offers a practical addition to the ground floor, featuring a white pedestal sink and a close-coupled WC. With neutral decor and tidy finishes, it provides a convenient and fresh space for guests.

Bedroom 1

8'8" x 10'8"

A well-proportioned main bedroom with a comfortable layout. It benefits from a window that supply natural light, while the neutral tones and soft carpeting create a restful and inviting atmosphere.

Bedroom 2

8'0" x 10'11"

A versatile room that could work well as a second bedroom or a home office. It features a good-sized window and a neutral colour scheme, with a practical layout for furniture placement.

Bedroom 3

7'2" x 7'9"

A good sized room, suitable as a single bedroom or study. It offers a cosy space with a window for natural light and a simple decor scheme, allowing for flexible use according to your needs.

Bathroom

6'7" x 5'4"

The bathroom is attractively fitted with a white suite including a bath with an overhead shower, a wash hand basin, and a WC. The walls around the bath are tiled in a contemporary dark tone, contrasting nicely with the lighter decor elsewhere to create a modern and inviting space. A frosted window provides natural light, privacy and ventilation.

Rear Garden

The rear garden is a generous outdoor space enclosed by fencing, featuring an area of lawn and a paved path running along one side. It provides an ideal setting for outdoor activities, gardening or relaxing, with a garden shed at the far end for additional storage. A single gate leads to the allocated parking at the rear of the property.

Front External

To the front of the property there is a small lawned garden and a paved path leading to the front door.

Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - B
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Free Valuation

Thinking of selling or letting?

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Money Laundering Regulations

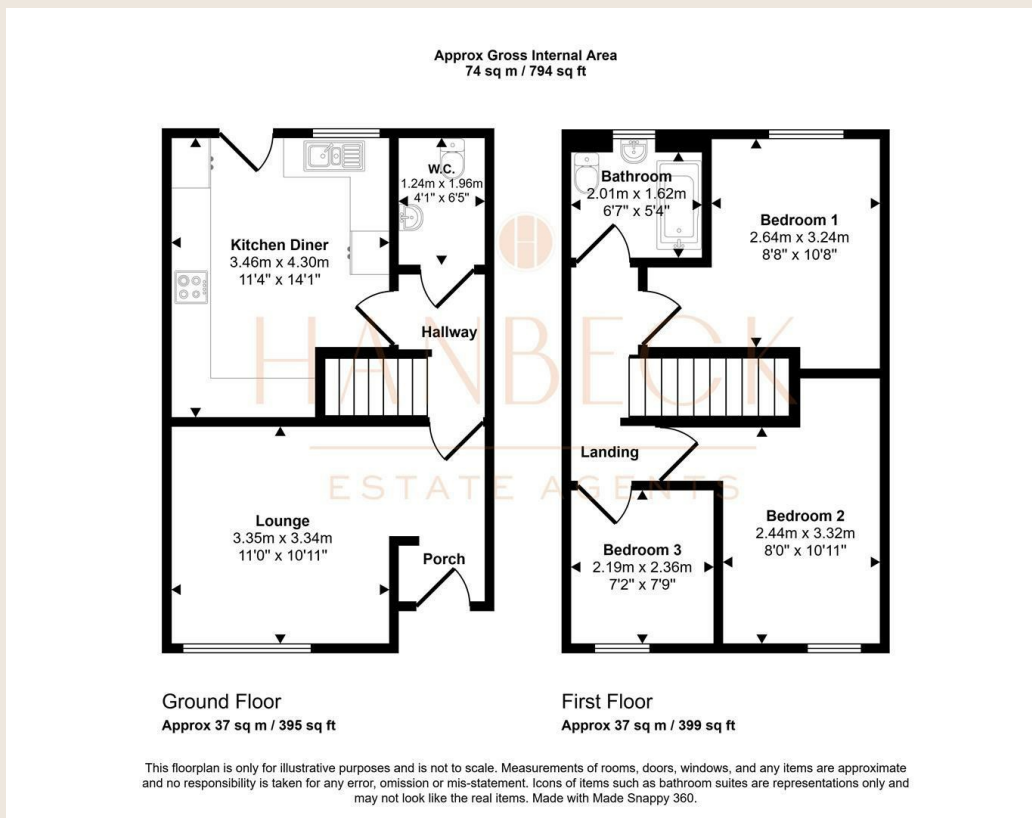
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 **A**
EPC Rating **B**



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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.