



## Ferry Meadows Park

Hull, HU7 3DF

- \*\*SOLD WITH NO CHAIN\*\*
- Semi-Detached Home
- Side Driveway
- Great Schools Nearby
- Two Bedrooms
- Sought After Location
- Close to Local Amenities
- Viewing Recommended

Asking price £140,000



A well-presented two-bedroom semi-detached home located on the ever-popular Ferry Meadows Park in Kingswood, offered to the market with no onward chain!

The property benefits from a side driveway providing off-road parking, making it ideal for modern family living. Internally, the accommodation offers a comfortable and practical layout, with a bright living space, fitted kitchen, and two well-proportioned bedrooms.

Situated in a quiet residential setting, the home is perfectly suited to small families, first-time buyers, or investors seeking a low-maintenance property in a desirable location. The area offers good access to local amenities, schools, and transport links, while enjoying a pleasant community atmosphere.

An excellent opportunity to purchase a chain-free home in a sought-after location — early viewing is highly recommended.

### Entrance Porch

Entering via the uPVC door, this area is carpeted with door leading to lounge and radiator.

### Lounge

11'8" x 13'1"

Bright and spacious lounge, with uPVC window, carpet flooring and radiator. Stairs leading to the first floor and door leading to the kitchen

### Kitchen

11'8" x 8'4"

Fitted kitchen offering a practical layout with a range of wall and base units, worktop space and integrated oven, gas hob and extractor fan. With tiled flooring, radiator, uPVC window and uPVC door leading to the rear garden.

### Bedroom 1

11'9" x 8'5"

Good sized bright bedroom with large uPVC window overlooking the rear garden fitted with a radiator beneath. With carpet flooring.

### Bedroom 2

11'7" x 6'9"

Featuring a uPVC window facing the front aspect, with carpet flooring and storage cupboard.

### Bathroom

5'5" x 6'4"

Family bathroom comprising a bath with shower over, WC, and wash hand basin. With frosted uPVC window, towel radiator and vinyl flooring.

### Rear Garden

Spacious rear garden featuring a paved patio area leading to lawn area, enclosed by wooden fencing. With side gate leading to the driveway.

### External

Side driveway providing parking for two cars.

### Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - C
- Energy Performance Certificate Rating (EPC) - C
- 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.

### 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.

### 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.

### Mortgages

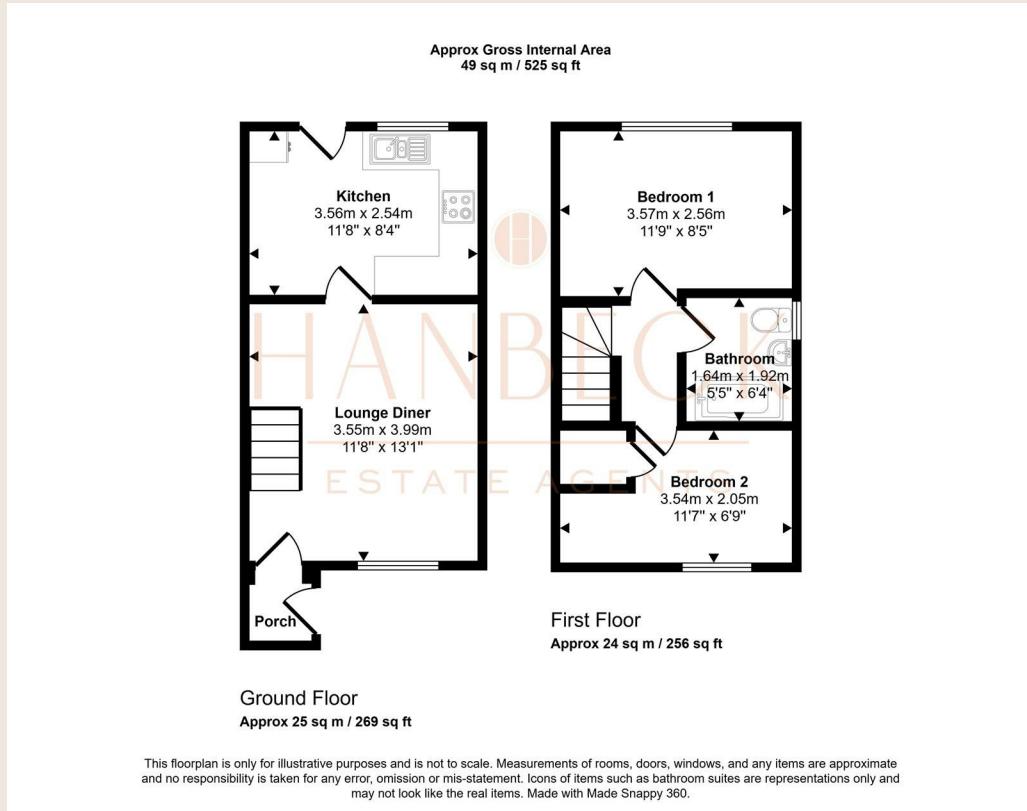
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

### Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.



Local Authority Hull City Council  
Council Tax Band B  
EPC Rating C



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