



5Th Avenue

Hull, HU6 8EB

- **NO CHAIN**
- Semi-Detached Home
- Detached Garage
- Good Transport Links
- Three Bedrooms
- Private Driveway
- Popular Location
- Close to Local Shops & Amenities

Offers in excess of £125,000





This well-presented three-bedroom semi-detached property offers an excellent opportunity for families, first-time buyers, or investors alike. Benefitting from no onward chain, the home is ready for a smooth and straightforward purchase.

The property boasts a spacious and welcoming layout, featuring three generously sized bedrooms, providing ample space for comfortable living. The ground floor offers a bright and airy feel, ideal for both relaxing and entertaining.

Externally, the home truly stands out with ample off-street parking for multiple vehicles, a rare and highly sought-after feature. In addition, there is a single detached garage, offering further storage or secure parking options.



Located in a well-regarded residential area, the property enjoys convenient access to local amenities, schools, and transport links, making it perfectly positioned for modern living.

Early viewing is highly recommended to fully appreciate the space, potential, and excellent location this property has to offer.

Entrance Porch

Accessed via the uPVC front door, porch area with laminate flooring and two uPVC windows.

Entrance Hall

Carpetted entrance hall with doors leading to the lounge and shower room and staircase leading to the first floor.

Lounge

11'2" x 12'10"

A bright and spacious lounge, featuring an electric fire and surround and a large window allowing plenty of natural light to flow through, creating a comfortable space for relaxing and entertaining.

Kitchen

18'8" x 7'10"

A functional kitchen fitted with a range of wall and base units, offering good worktop space and room for essential appliances. With vinyl flooring and rear door leading to the garden.

Shower Room

6'4" x 5'10"

Including a corner shower enclosure, tile and sink with vanity unit underneath. With vinyl flooring and a frosted window, providing natural light, ventilation and privacy.

Bedroom 1

14'10" x 10'0"

Good sized main bedroom with fitted wardrobes, carpet flooring and two windows providing natural light to brighten the room.

Bedroom 2

8'10" x 10'10"

Well-proportioned room with carpet flooring and a large window overlooking the rear aspect.

Bedroom 3

9'2" x 7'8"

Good sized third bedroom with carpet flooring, ideal as a child's room, guest room, or home office.

Rear Garden

Low-maintenance space mainly paved with a neat patio area and an artificial grass section. It is enclosed by fencing, providing privacy, and has room for outdoor seating or play areas. The garden is perfect for enjoying outdoor living with minimal upkeep.

Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - A

- Energy Performance Certificate Rating (EPC) - D
- 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

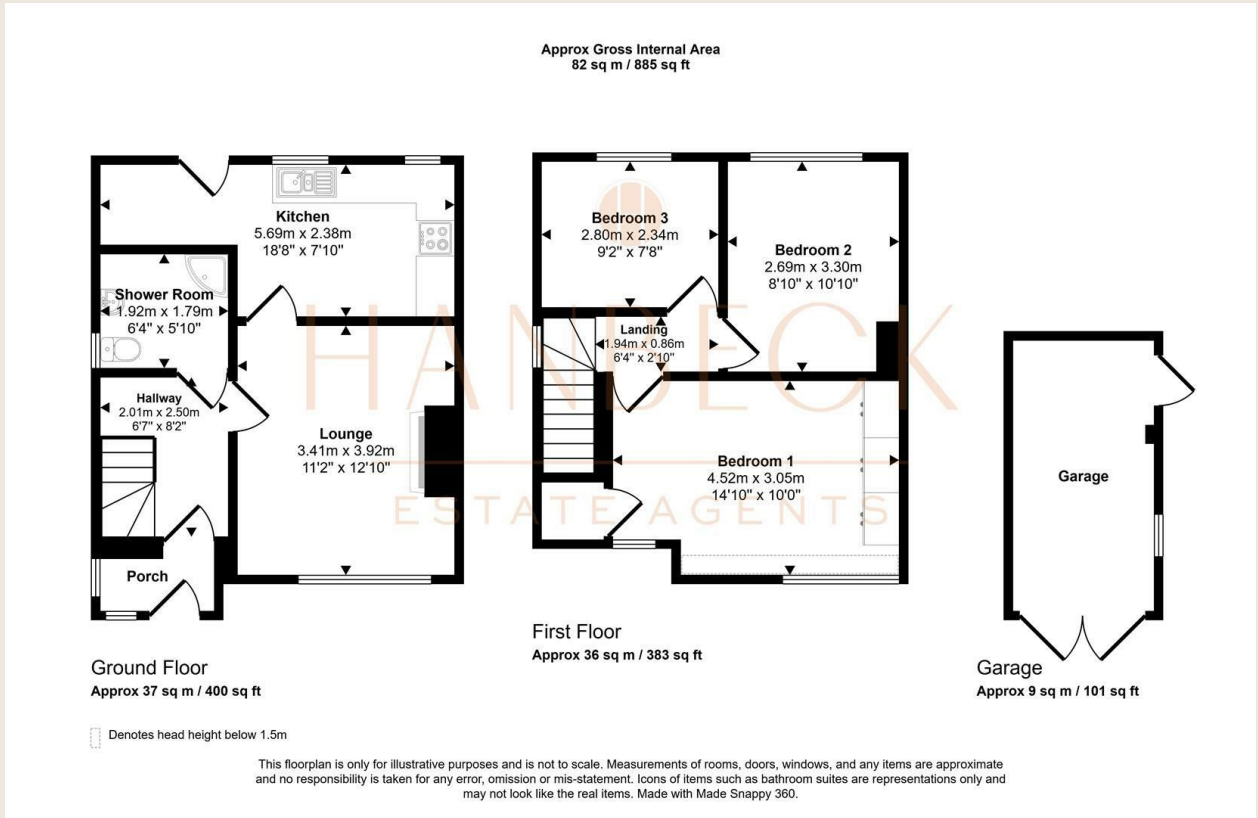
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 A
EPC Rating D



Hull Office

929 Spring Bank West, Hull, East
Yorkshire, HU5 5BE

Contact

01482 680850
info@hanbecks.co.uk
hanbecks.co.uk

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.