

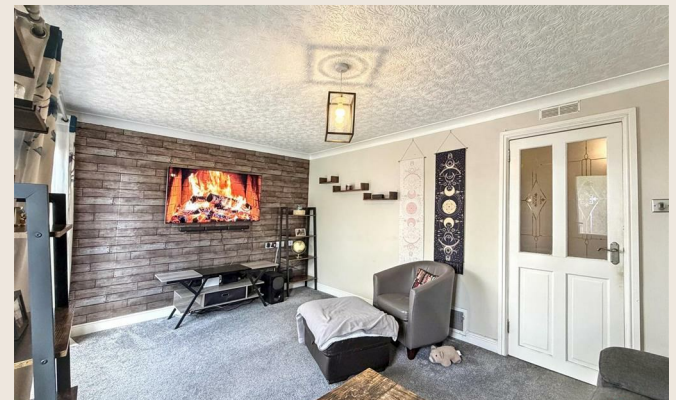


Broadstone Close

Hull, HU7 6AZ

- Three Bedrooms
- Downstairs WC
- Close to Local Amenities
- Schools Nearby
- Mid-Terraced Home
- Spacious Kitchen Diner
- Good Transport Links
- Viewing Recommended

Offers in excess of £90,000





Situated on Broadstone Close, this well-presented three-bedroom mid-terraced home offers spacious and practical accommodation, making it an ideal choice for first-time buyers, families, or investors.

The ground floor comprises a welcoming lounge featuring both a single door and French doors providing direct access to the rear garden, creating a bright and airy living space. There is also a generous kitchen diner, perfect for family meals and entertaining, together with a downstairs WC. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from enclosed gardens to the front and rear, along with a convenient outhouse to the front of the property providing extra storage space.

Whilst the property currently does not have gas central heating, there is an electric heater system to provide hot water.

Offering comfortable accommodation throughout and conveniently located close to local amenities such as Bransholme Shopping Centre, schools including Winifred Holtby Secondary School and transport links, this property presents an excellent opportunity for a range of buyers.



Entrance Hall

Providing access to the lounge, kitchen/diner and ground floor WC, with stairs leading to the first floor accommodation. With laminate flooring.

Lounge

15'7" x 10'3"

A spacious and bright reception room with a uPVC door and French doors, that flood the space with natural light and leads to the rear garden. This room offers ample space for both seating and living furniture and has carpet flooring.

Kitchen Diner

9'6" x 18'2"

Fitted with a range of wall and base units with work surfaces over, incorporating space for appliances and providing ample room for a family dining table. With tiled flooring and a uPVC window facing the front aspect, providing natural light.

Downstairs W.C.

The ground floor WC is a practical addition, equipped with a toilet and a small sink. With vinyl flooring and a frosted window providing privacy and ventilation.

Bedroom 1

9'7" x 13'4"

A generously proportioned bedroom with carpet flooring, sliding wardrobes and a window to the front elevation.

Bedroom 2

8'9" x 12'7"

A further good-sized bedroom with carpet flooring and a window overlooking the rear aspect.

Bedroom 3

6'8" x 8'7"

A well-proportioned single bedroom, ideal for use as a child's room, home office or study. With carpet flooring and a window facing the rear aspect.

Bathroom

6'8" x 5'9"

Comprising a three-piece suite consisting of a panelled bath, wash hand basin and low-flush WC. With fully tiled walls, vinyl flooring and a frosted window.

Rear Garden

A well maintained rear garden with a paved patio area, and a section with artificial grass. There is a gate at the end of the garden, providing access to the rear of the property.

Front External

There is a small enclosed front garden with a pathway leading to the front door.

Additional Information

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

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.

Viewings

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

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

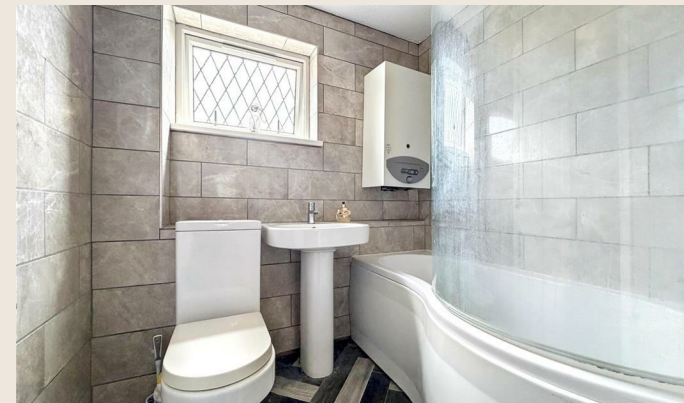
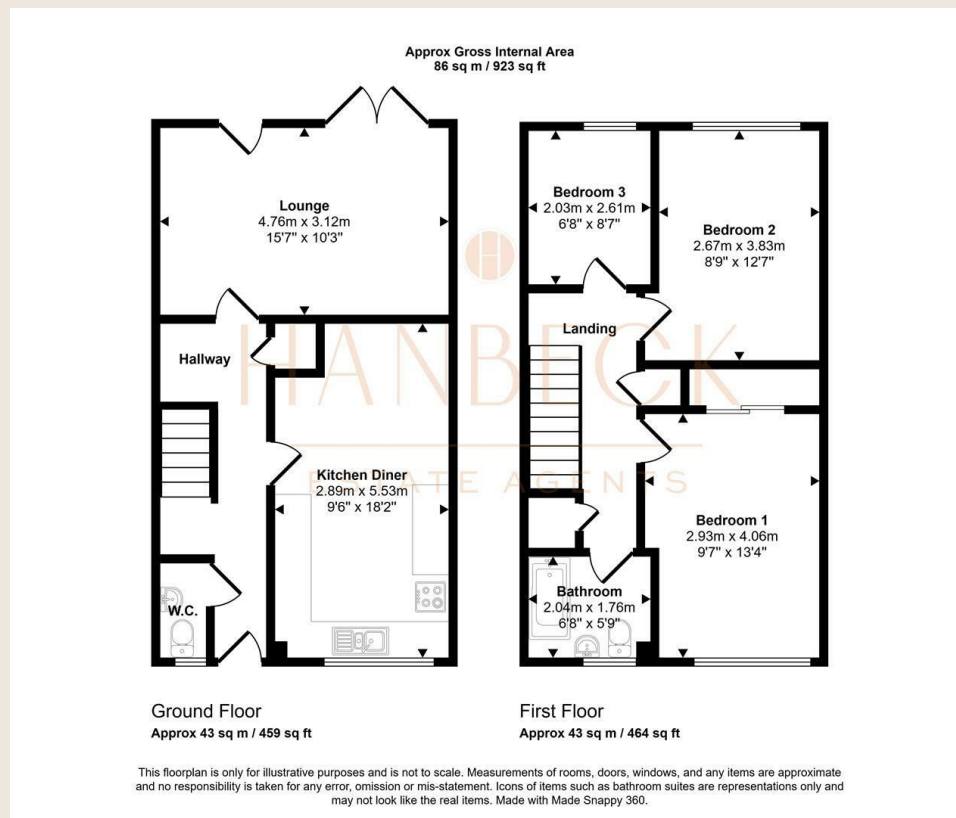
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 **E**



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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.