



Bounty Drive

Hull, HU7 3FN

- Three / Four Bedrooms
- Three Storey Living
- Immaculate Throughout
- Private Driveway
- Great School Catchment Area
- End-Terraced Home
- En-Suite to Master Bedroom
- Downstairs WC
- Close to Local Shops & Amenities
- Viewing Absolutely Essential

Offers in excess of £180,000





Situated on Bounty Drive, in the ever-popular Kingswood development, this spacious three-storey end-terraced home offers versatile accommodation, making it an ideal choice for growing families, first-time buyers or those looking for a property with flexible living space. Arranged over three floors, the property briefly comprises an entrance hall, lounge, downstairs WC and kitchen diner to the ground floor, two bedrooms and a family bathroom to the first floor, with an impressive master bedroom, dressing area and en-suite shower room occupying the entire second floor.

One of the first-floor bedrooms has been thoughtfully divided by a stud wall to create two separate children's bedrooms, making excellent use of the available space for larger families. Alternatively, this arrangement could provide a dedicated home office or study, while the stud wall can easily be removed to reinstate the original larger bedroom if preferred. The top-floor master bedroom is a particular highlight, offering generous proportions alongside built-in wardrobes and a private en-suite.



Externally, the property benefits from a private driveway providing off-road parking for two vehicles to the front, while the rear garden has been designed for ease of maintenance, featuring a paved patio area and lawn, with a convenient side gate leading around to the front of the property.

With its flexible accommodation, generous master suite and desirable location, this home offers an excellent opportunity for buyers seeking space and practicality in a popular residential setting.

Entrance Hall

Providing access into the property, the entrance hall leads through to the ground-floor accommodation.

Lounge

10'2" x 14'2"

This welcoming lounge offers a bright and comfortable space to relax, with a feature media wall creating a cosy focal point. The room benefits from ample natural light through a window to the front, and the neutral flooring laid in a Herringbone pattern adds a touch of style underfoot. The lounge flows smoothly into the hallway, enhancing the sense of space.

Downstairs W.C.

This handy ground floor WC is fitted with a modern white suite comprising a toilet and a pedestal basin. It features a patterned splashback behind the basin and Herringbone flooring that matches that in the lounge and kitchen diner.

Kitchen Diner

11'7" x 7'7"

The kitchen diner is a bright and practical space, fitted with sleek white cabinets that provide plenty of storage and topped with contrasting wood-effect work surfaces. It includes integrated appliances such as an oven, hob and extractor hood above, along with integrated dishwasher and washing machine. A window above the sink lets in natural light, while French doors open out to the rear garden, creating a seamless link between indoor and outdoor living. There is also a dining area with space for a table and chairs, ideal for casual meals.

Bedroom 1

8'4" x 16'2"

Occupying the entire top floor, the master bedroom is a fantastic-sized room offering a spacious and private retreat away from the main living areas. A window facing the front aspect floods the area with natural light and fitted wardrobes offers excellent storage. The soft carpet and calming neutral decor make it a restful retreat. The room enjoys the privacy and convenience of an en suite shower room.

En-Suite

10'8" x 4'9"

A stylish en-suite comprising a shower cubicle, toilet, and pedestal wash hand basin, complemented by a velux window that provides the space with ample natural light. Finished with modern fittings and vinyl flooring.

Bedroom 2

11'7" x 7'5"

A well-proportioned bedroom with a window facing the rear aspect. It is decorated in light tones and carpeted for warmth, making it a comfortable space for rest and relaxation.

Bedroom 3

5'5" x 10'2"

A snug sleeping area with a window to the front of the property. It is a versatile room that could serve as a guest room or nursery, decorated in soft shades with carpet underfoot for cosy comfort.

Study

5'8" x 8'2"

A useful space, currently used as a fourth bedroom, with a window facing the front aspect, perfect for a child's bedroom, nursery or home office. It is carpeted and decorated in soft neutral colours, providing a peaceful atmosphere.

Bathroom

5'4" x 7'6"

The bathroom features a modern white suite with a bath and overhead shower, a pedestal sink, and a toilet. The walls are tiled partway, and the room is floored with warm-toned tiles. A frosted window provides privacy, natural light and ventilation.

Rear Garden

The rear garden is designed to be low maintenance, featuring a paved patio area ideal for outdoor seating and entertaining, alongside a lawned section. A side gate provides convenient access around to the front of the property.

Front External

To the front of the property is a private driveway providing off-road parking for two vehicles.

Additional Information

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

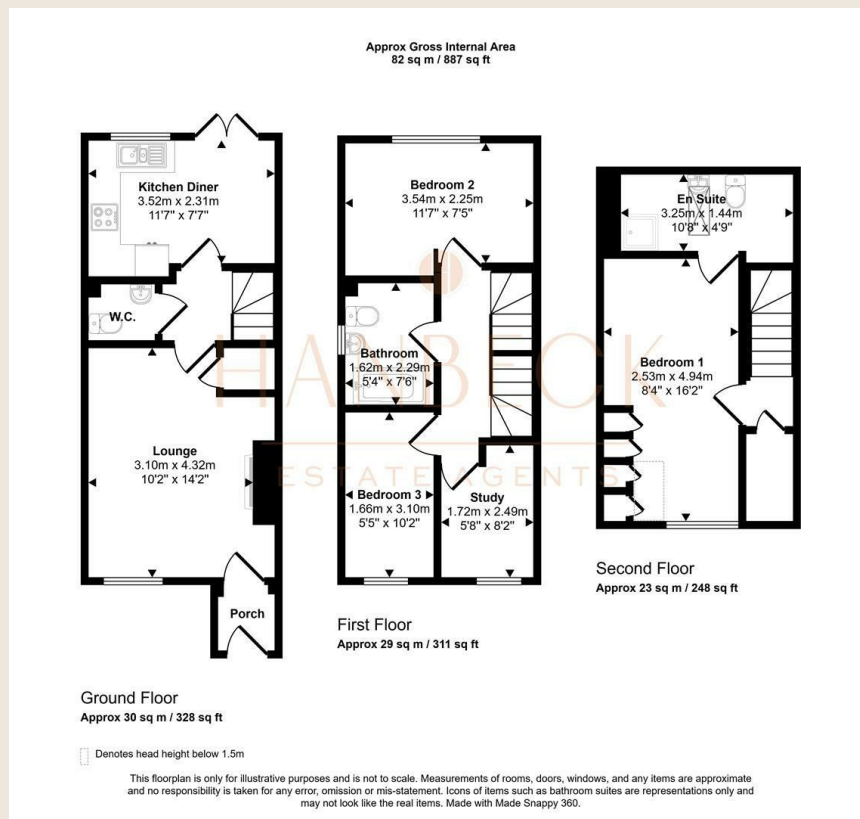
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Local Authority **Hull City Council**
Council Tax Band **C**
EPC Rating **B**



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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.

