



Norton Grove

Hull, HU4 6HL

- Three Bedrooms
- Conservatory
- Private Driveway
- Close to Local Amenities
- Good Transport Links
- Semi-Detached Home
- Downstairs WC
- Schools Nearby
- Ideal For First Time Buyers & Investors
- Viewing Recommended

Guide price £140,000 - £150,000





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Situated in a popular residential location, this well-maintained three-bedroom semi-detached property offers spacious and practical accommodation, making it an ideal choice for first-time buyers, growing families, or investors.

The ground floor briefly comprises an inviting lounge, a convenient downstairs WC, and a kitchen/diner providing ample space for family meals and entertaining. Double doors open into a bright conservatory, creating an additional reception area with direct access to the enclosed rear garden.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a private driveway to the front providing off-street parking, while a side gate offers access to the enclosed rear garden, which is ideal for outdoor entertaining, children, or pets.

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



Entrance Hall

Welcoming entrance hall with access to the lounge, downstairs WC and staircase leading to the first floor. With laminate flooring and a radiator.

Downstairs W.C.

Convenient space featuring a toilet and wall-mounted hand wash basin. With laminate flooring, a radiator and a frosted window providing privacy and ventilation.

Lounge

11'3" x 15'5"

A bright and comfortable reception room with ample space for living room furniture, creating the perfect space to relax. With a window facing the front aspect and providing plenty of natural light, laminate flooring and a radiator.

Kitchen Diner

14'4" x 10'1"

A spacious fitted kitchen offering a range of wall and base units with work surfaces, integrated appliance space and ample room for a family dining table. Double doors open into the conservatory, providing an excellent flow for entertaining. With a window, tiled flooring and a radiator.

Conservatory

11'1" x 9'0"

A bright and versatile additional reception room overlooking the rear garden with a door providing direct access outside. With tiled flooring.

Bedroom 1

12'3" x 9'6"

A great sized bedroom featuring dual windows that fill the room with natural light and a built-in wardrobe providing ample storage. With carpet flooring and a radiator.

Bedroom 2

8'3" x 10'9"

A well-proportioned bedroom overlooking the rear aspect. With neutral decor, carpet flooring and a radiator.

Bedroom 3

6'0" x 7'4"

A good-sized single bedroom, ideal as a child's room, home office or nursery. With carpet flooring and a radiator.

Bathroom

8'0" x 4'9"

Fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC. With a frosted window, tiled flooring and a radiator.

Rear Garden

An enclosed rear garden offering a private outdoor space ideal for relaxing, entertaining or family enjoyment.

Front External

The property benefits from a gravelled front garden, with a paved path leading to the front door and a private driveway providing off-street parking.

Additional Information

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

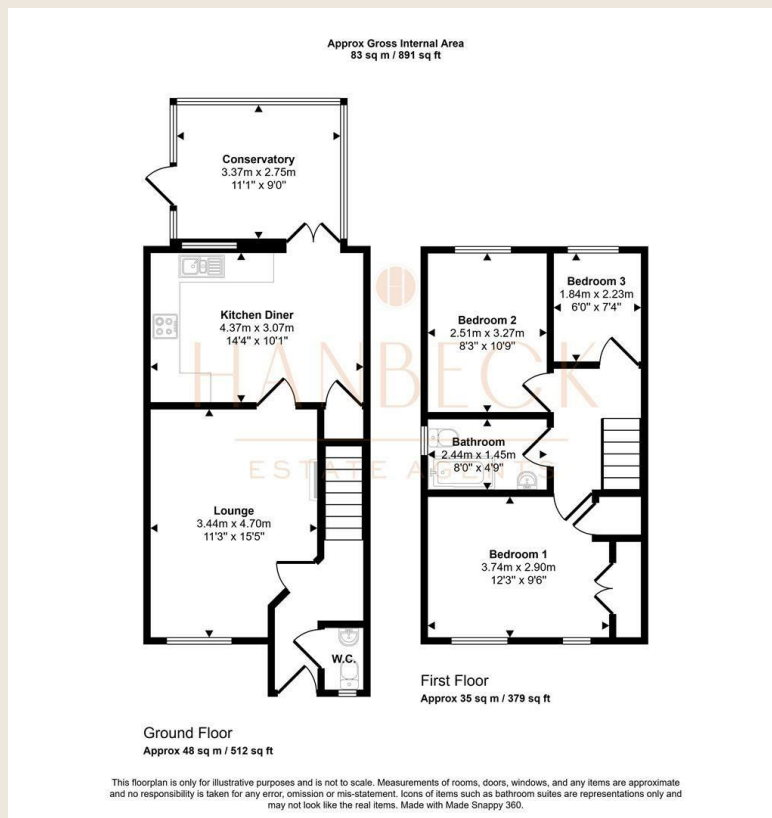
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 **B**
EPC Rating



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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.

