



## Pioneer Way Hull, HU7 3LH

- Three Bedroom Semi-Detached Home
- Master Bedroom with En-Suite
- Downstairs WC
- Great Schools Nearby
- Amenities Closeby
- Three Storey Living
- Private Driveway
- Fantastic Popular Location
- Easy Access to Transport Links
- Viewing Highly Recommended

Asking price £220,000







This stylish three storey, three bedroom, semi detached home is situated in a popular and well-established residential area and offers a perfect blend of comfort and contemporary living, making it an ideal home for families or professionals seeking a stylish yet practical residence.

The ground floor features a welcoming entrance hallway leading to a contemporary fitted kitchen/diner with ample storage and space for everyday dining, alongside a bright and comfortable lounge with French doors providing access to the rear garden, creating a perfect flow between indoor and outdoor living.

Arranged over the upper floors, the property boasts three well-proportioned bedrooms. The impressive top-floor master suite offers a private retreat, complete with its own ensuite shower room. Two additional bedrooms are located on the first floor, served by a modern family bathroom.

Externally, the home benefits from a side driveway providing off-street parking for two vehicles, along with a neatly maintained rear garden ideal for relaxing or entertaining.



The property is situated in a vibrant community, with local amenities and green spaces just a stone's throw away. Kingswood is known for its excellent schools, shopping facilities, and recreational options, making it a sought-after location for families.

This house is not just a place to live; it is a home where memories can be made. With its modern features and thoughtful layout, it is ready for you to move in and start your new chapter. Don't miss the opportunity to make this delightful property your own.



### Entrance Hall

The entrance hall is bright and welcoming, with light walls and a patterned vinyl floor. Accessed via the solid composite front door, there is a door leading to the downstairs WC, a door leading to the kitchen and lounge, and stairs leading to the first floor.

### Kitchen / Diner

Contemporary kitchen featuring sleek white cabinetry paired with dark countertops. It is fitted integrated appliances including an oven, gas hob and overhead extractor; creating a practical cooking space. With light wood laminate flooring, radiator and uPVC window.

### Lounge

Offering a welcoming atmosphere with its dark wood flooring and feature half wall painted in deep teal, complemented by a textured accent wall. Natural light floods in through large French doors that open onto the rear garden, creating a seamless flow between indoor and outdoor spaces. Furnished with a wood-burning stove, this room is ideal for relaxing and entertaining in comfort.

### Downstairs WC

Neatly designed with a pedestal hand wash basin and toilet, set against a dark vinyl floor. A small frosted uPVC window allows natural light in, maintaining a fresh and airy feel, and provides privacy.

### Bedroom 1

This bedroom features a soft, neutral colour scheme with light carpeting underfoot. There is fitted sliding wardrobes / storage, a uPVC window letting in ample daylight, radiator and door leading to the en-suite.

### En-Suite

Modern shower room with grey vinyl flooring and white walls. It features a glass-enclosed shower with patterned tiling, a pedestal wash hand basin, toilet and towel radiator. A Velux skylight allows natural light to brighten the space, making it feel airy and fresh.

### Snug / Study

A small, cosy area offering a window view and decorated in soft, neutral tones. This space could be ideal as a study, reading nook, or quiet retreat.

### Bedroom 2

This room is currently arranged as a nursery with soft carpeting and calm wall colours to create a gentle and inviting space. With carpet flooring, radiator and uPVC facing the rear aspect.

### Bedroom 3

This bedroom is a practical space with light carpeting and neutral wall colours. With a uPVC window, facing the front aspect, providing natural light; carpet flooring and radiator. A flexible room to suit various needs.

### Bathroom

The bathroom is fitted with a white suite including a bath with overhead shower, a toilet, and a pedestal hand wash basin. The space is decorated in neutral tones with a splash of green on the lower half of one wall. A frosted window, vinyl flooring and a radiator complete the room, which is both practical and fresh.

### Rear Garden

The rear garden is spacious and enclosed with wooden fencing, featuring a paved patio area and a lawn bordered with gravel and stepping stones. This outdoor space is ideal for relaxing, gardening, or enjoying outdoor activities in privacy. With side gate access leading to the side driveway.

### External

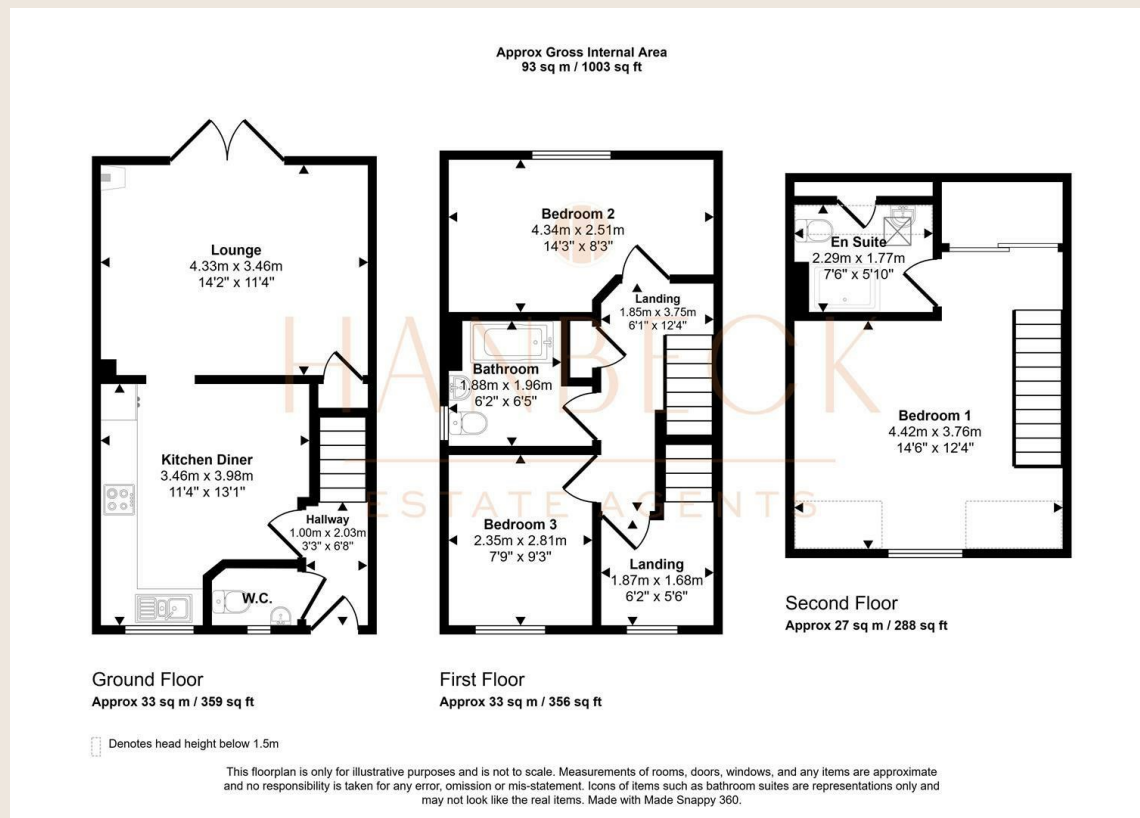
Externally, the property has a metal fence with shrubbery providing privacy at the front of the property, with a paved pathway leading to the front door. A driveway alongside offers parking for two vehicles, enhancing the property's curb appeal.

### Additional Information

- Tenure Type - Freehold / Leasehold
- Local Authority - Hull City Council / East Riding of Yorkshire
- Council Tax Band - C
- Energy Performance Certificate Rating (EPC) - C
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property



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



### 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.