



Etherington Drive

Hull, HU6 7JU

- End-Terraced Home
- Spacious Lounge with Open Fireplace
- Large Garage Offering Parking or Storage
- Close to Amenities
- Well-Presented Throughout
- Three Good-Sized Bedrooms
- Separate Dining Room
- Practical & Versatile Accommodation
- Close to Local Schools
- Viewing Highly Recommended

Asking price £165,000





Nestled in the charming neighborhood Etherington Drive, this well-proportioned end-terraced home offers generous living accommodation throughout, making it an ideal choice for first-time buyers and growing families.

The ground floor comprises an entrance hall, a comfortable lounge featuring an open fireplace, a separate dining room and a fitted kitchen.

To the first floor are three good-sized bedrooms and a family bathroom, providing practical and versatile space for everyday living.

Externally, the property benefits from a rear garden, offering outdoor space to relax and enjoy, together with a large garage which provides excellent potential for parking, additional storage or workshop use.



With its spacious layout and useful outdoor features, this home offers an excellent opportunity for buyers seeking space and practicality in a popular residential setting.

Entrance Hall

Providing access to the ground floor accommodation, the entrance hall offers a welcoming first impression and leads through to the main living areas. With laminate flooring, radiator and window.

Lounge

11'5" x 13'1"

A comfortable reception room featuring an attractive open fireplace, creating a focal point to the room and offering a cosy setting for relaxing with family or guests. With carpet flooring, bay window and radiator.

Dining Room

16'8" x 10'9"

A separate dining room offering plenty of space for a dining table and chairs. The separate layout provides flexibility for everyday living and hosting visitors. With laminate flooring, radiator and window.

Kitchen

8'2" x 10'0"

The kitchen is fitted with modern white cabinets and wood-effect worktops, complemented by neutral wall tiles. It includes a double sink beneath a wide window overlooking the garden to the rear, allowing plenty of natural light. The kitchen is equipped with essential appliances including a, a built-in oven with a gas hob, and a extractor hood, all arranged efficiently within the practical layout. Also featuring laminate flooring, central heating boiler, plumbing for washer & dryer and door leading to the rear garden.

Bedroom One

10'11" x 13'5"

A good-sized bedroom offering plenty of space for bedroom furniture and storage. With carpet flooring, radiator and bay window that floods the room with natural light.

Bedroom Two

8'5" x 11'1"

A further well-proportioned bedroom, suitable for use as a guest room or additional family bedroom. With carpet flooring, window and radiator.

Bedroom Three

8'3" x 10'10"

Another good-sized bedroom, with room for plenty of bedroom furniture and featuring carpet flooring, radiator and window.

Family Bathroom

5'4" x 4'9"

The family bathroom serves the first floor accommodation and provides the essential facilities for everyday family life. With bath tub, shower attachment, shower screen, toilet, vanity unit, radiator and privacy glass window.

Rear Garden

The rear garden is a neatly maintained outdoor space featuring a well-kept lawn bordered by a paved pathway. There is a raised patio area. The garden is enclosed by wooden fencing, providing privacy.

A particularly useful feature of the property is the large garage, offering excellent space for vehicle parking, storage or workshop use.

Additional Information

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

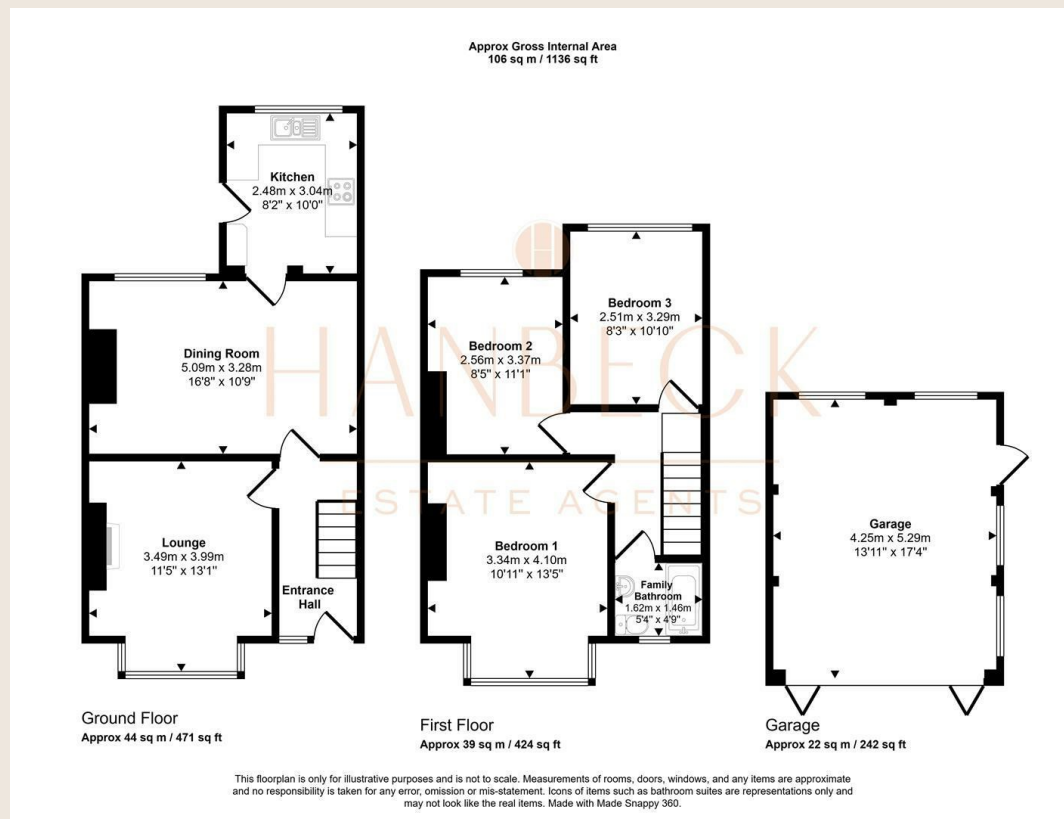
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

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



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.

