





Elthorne Park

Hull, HU7 3FS

- Three Bedrooms
- Downstairs WC
- Popular Location
- Good Transport Links
- Perfect for First Time Buyers & Families
- End Terraced Home
- En-Suite to Master Bedroom
- Close to Shops, Cafes & Retail Park
- Great School Catchment Area
- Viewing Highly Recommended



Offers in excess of £180,000







This beautifully presented three-bedroom end terraced home on Elthorne Park offers spacious and modern living accommodation, ideal for first-time buyers, growing families or investors alike.

The ground floor briefly comprises an entrance hall, convenient downstairs WC, comfortable lounge, and a modern kitchen diner with double doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor, the property benefits from a main bedroom with ensuite shower room, two further bedrooms, and a contemporary family bathroom.

Externally, the property enjoys an enclosed rear garden with side gate access, along with two allocated parking spaces to the front.

The location in Kingswood is particularly appealing, with a variety of local amenities, schools, and parks nearby, making it a great community for families. The area is well-connected, offering easy access to Hull city centre and surrounding areas.

Early viewing is highly recommended to appreciate all this home has to offer.

Entrance Hall
Welcoming entrance hall with a door leading to the downstairs WC and door leading to the rest of the ground floor rooms.

Lounge
12'0" x 14'11"
This inviting lounge with soft carpetting features a generous bay window that fills the room with natural light, balanced by darker accent walls creating a cosy yet contemporary feel, perfect for relaxing or entertaining.

Kitchen Diner
15'4" x 10'8"
The kitchen diner is fitted with sleek navy cabinetry contrasted by light marble-effect work surfaces and a matching backsplash. Integrated appliances include an oven and hob with a chimney-style extractor above. The dining area benefits from ample natural light through the French doors that open out to the garden, creating a bright and welcoming space for meals and gatherings. The herringbone style floor adds a modern touch throughout the room.

Downstairs W.C.
A neatly arranged and convenient space with a WC and a compact wall-mounted basin, finished with wood-effect laminate flooring and a neutral wall colour, making it a practical and tidy addition to the ground floor.

Bedroom 1
10'8" x 8'1"
A bright and calming bedroom featuring two windows that allow plenty of daylight to stream in. The neutral colour palette, soft carpeting and fitted wardrobes create a restful atmosphere.

En-Suite
Contemporary en-suite fitted with a shower cubicle, low flush WC and wash hand basin. With patterened vinyl flooring and heated towel radiator.

Bedroom 2
8'1" x 12'5"
Great sized second bedroom with a window overlooking the front of the property. The room is carpeted and decorated in soft, neutral tones.

Bedroom 3
6'11" x 7'3"
A cosy third bedroom with carpeted floors and a window providing natural light. A versatile space suitable for a bedroom or study.

Bathroom
6'0" x 5'9"
This family bathroom combines modern and practical features with a white suite including a bath, toilet, pedestal basin and heated towel radiator. Dark tiles line the bath splash area, contrasting with the lighter walls and a window that brings in natural light. The wood-effect vinyl flooring adds warmth to the space.

Rear Garden
The rear garden is fully enclosed with wooden fencing, offering a safe and private outdoor area. Laid mainly to lawn with a paved patio area making it a great space for family life and entertaining.

Front External
To the front of the property there is a private driveway for two vehicles and a passageway providing side gate access to the rear garden.

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

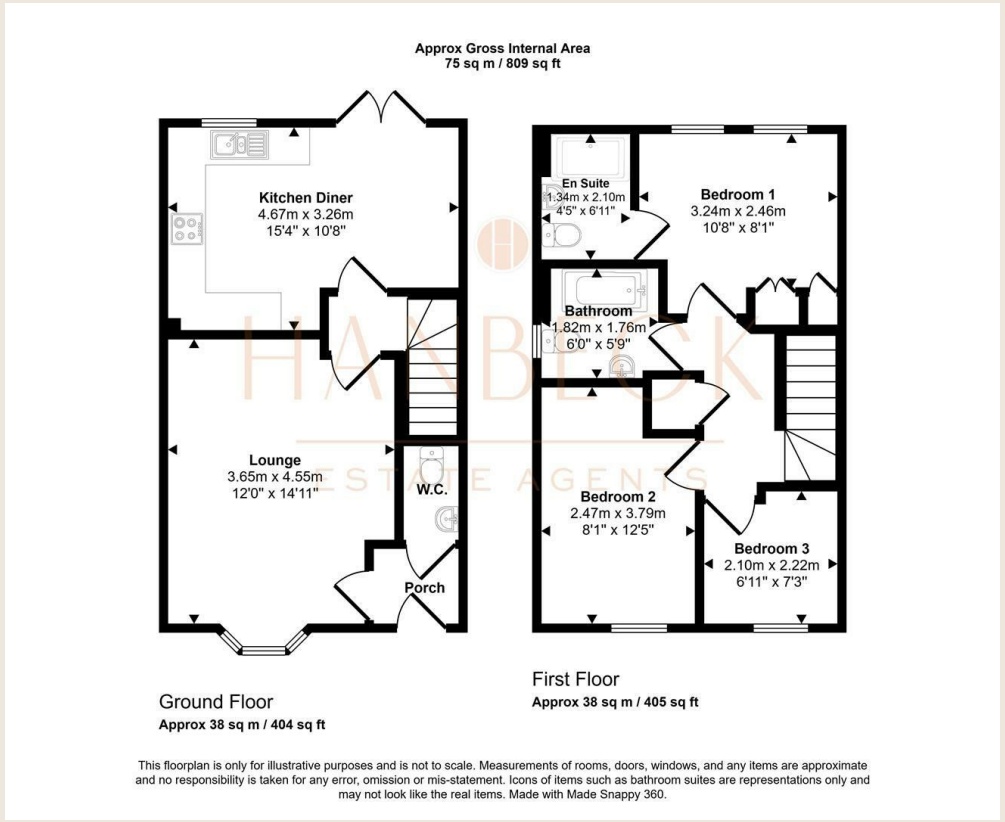
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These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as 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 **C**
EPC Rating **C**









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.