



Dunlin Close

Hull, HU7 4SR

- Mid-Terraced Home
- Immaculately Presented
- Garden Room
- Close to Local Amenities
- Perfect Family Home
- Four Bedrooms
- Spacious Kitchen & Dining Area
- Downstairs W.C.
- Close to Well-Regarded Schools
- Viewing Highly Recommended

Asking price £140,000





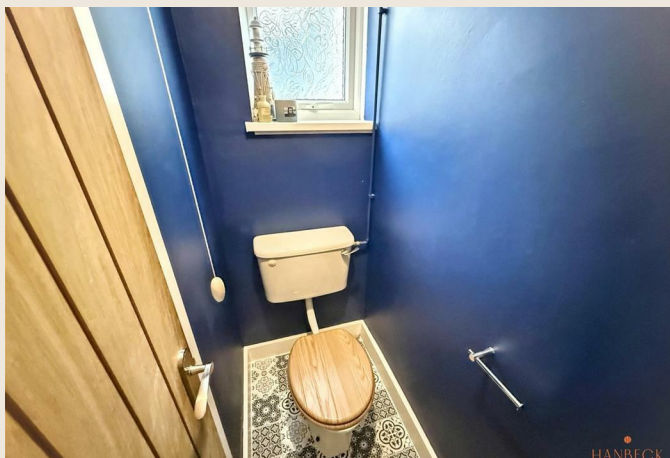
This immaculately presented mid-terraced home offers spacious and versatile accommodation throughout, making it an ideal choice for growing families, first-time buyers or those looking for a property ready to move straight into.

The ground floor features a spacious modern kitchen and dining area, perfect for everyday family life, alongside a welcoming lounge complete with a stylish media wall and a convenient downstairs WC.

To the first floor are four well-proportioned bedrooms and a family bathroom, providing plenty of space for family members, guests or those working from home.

Externally, the property benefits from a rear garden, further enhanced by a versatile garden room which could be utilized as a home office, entertaining space, or simply for additional storage.

Combining immaculate presentation with practical living space and a useful garden room, this attractive home is well worth a closer look.



Entrance Hall

A welcoming entrance hall providing access into the ground floor accommodation, setting the tone for this immaculately presented home. Offering a practical space to greet guests and providing access through to the main living areas. With laminate flooring and radiator.

Kitchen & Dining Area

8'11" x 17'9"

A spacious, modern kitchen and dining area offering an excellent space for both everyday living and entertaining. The generous layout provides room for cooking, dining and socialising, making this a fantastic heart of the home. With laminate flooring, double oven, integrated microwave, sink & drainer, hob, extractor hood, laminate work surfaces, under cupboard lighting, window and radiator.

Lounge

12'10" x 9'11"

A welcoming reception room, immaculately presented and featuring a stylish media wall with fireplace, creating an attractive focal point for the room. The perfect space to relax with family. With laminate flooring, window, radiator and patio doors leading to the rear garden.

Downstairs W.C.

A convenient ground-floor W.C., with toilet, tiled flooring and window.

Bedroom One

9'3" x 11'0"

A well-presented and spacious bedroom offering plenty of room for bedroom furniture. Finished to complement the immaculate presentation throughout. With carpet flooring, radiator and window.

Bedroom Two

8'5" x 8'8"

A further well-proportioned bedroom, with carpet flooring, radiator and window.

Bedroom Three

6'4" x 8'5"

A great sized third bedroom with ample space for bedroom furniture. With carpet flooring, radiator and window.

Bedroom Four

6'3" x 7'9"

A useful fourth bedroom, ideal for a nursery, child's bedroom or study, making this a particularly practical home for growing families requiring additional space.

Family Bathroom

5'6" x 9'0"

The family bathroom serves the first-floor accommodation and provides a practical space for everyday family routines. With vinyl flooring, toilet, bath tub, shower attachment, shower screen, towel radiator,

Garden Room

8'9" x 7'3"

The garden room is a versatile, bright space with large windows and double doors leading out to the garden. Its neutral decor and wooden flooring make it ideal for use as a home office, playroom, or additional living area, seamlessly connecting indoor and outdoor spaces.

Garden Room

A useful additional feature of the property is the garden room, offering versatile space that could be utilised as a home office, hobby room, gym or relaxation area, depending on individual needs.

Rear Garden

The rear garden offers a private outdoor space with a paved patio and decking area. Surrounded by fencing, it provides a peaceful retreat perfect for relaxing in the warmer months.

Additional Information

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

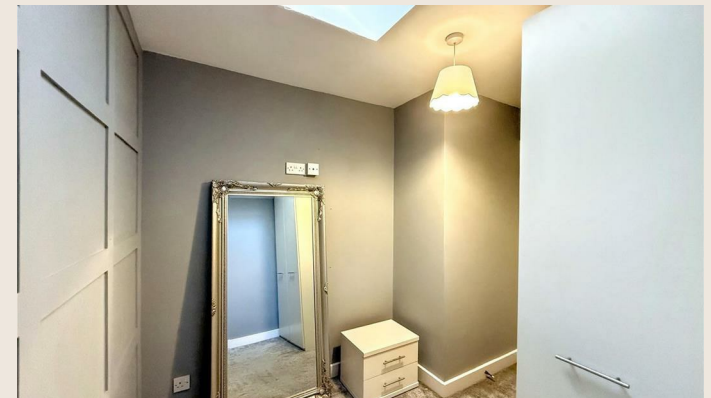
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

Money Laundering Regulations

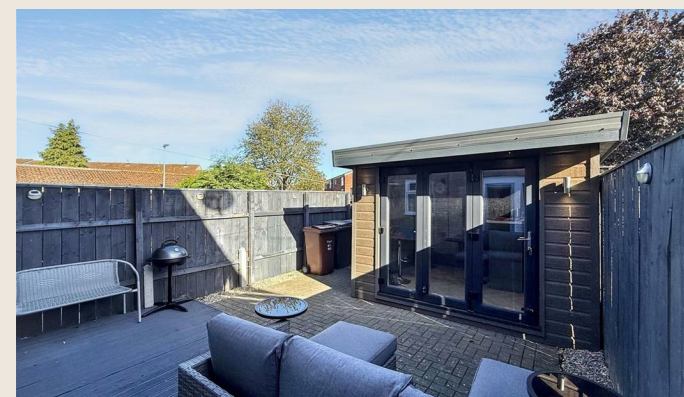
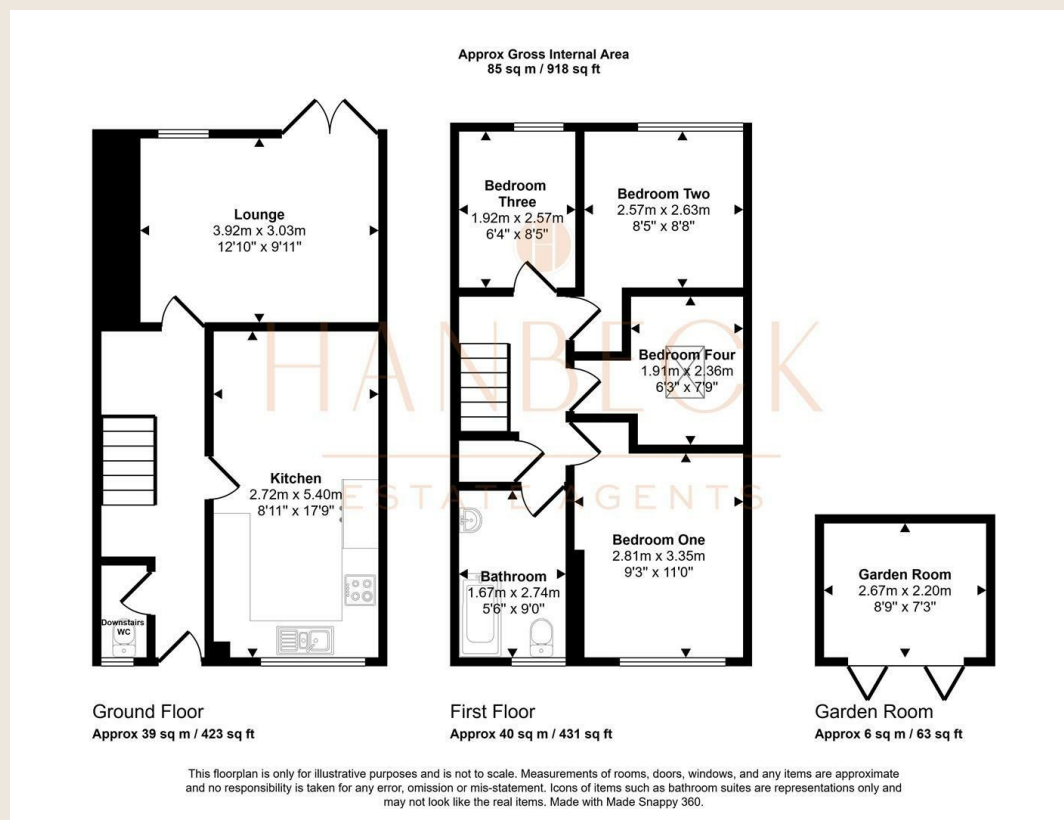
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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



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



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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.