



Pioneer Way

Hull, HU7 3LH

- Four Bedrooms Semi-Detached Home
- Beautifully Presented Throughout
- Downstairs WC
- Private Driveway
- Close to Shops & Amenities
- Three Storey Living
- En-Suite to Main Bedroom
- Garage
- Great School Catchment Area
- Viewing Absolutely Essential

Offers in excess of £250,000





Situated in the highly sought-after Kingswood area, this beautifully presented four-bedroom semi-detached family home on Pioneer Way offers spacious and versatile accommodation arranged over three floors, ideal for modern family living.

Finished to a gorgeous standard throughout and stylishly decorated, the property is ready to move straight into and benefits from a garage, private driveway and a fantastic location close to excellent local amenities.

The ground floor briefly comprises a welcoming entrance hall, a spacious lounge, a contemporary kitchen/diner perfect for entertaining, and a convenient downstairs WC.

To the first floor are two well-proportioned bedrooms along with a modern family bathroom, while the second floor boasts two further bedrooms, including an impressive main bedroom complete with its own ensuite shower room.

Externally, the property enjoys a detached garage and off-street parking via the driveway.

Located in one of Kingswood's most popular residential developments, the home is ideally positioned close to a range of shops, supermarkets, restaurants and leisure facilities, with well-regarded schools nearby making it perfect for families.

Early viewing is highly recommended to fully appreciate the quality, space and location this superb home has to offer.



Entrance Hall

A welcoming entrance hall with light wood effect laminate flooring, providing access to the ground floor accommodation, with stairs leading to the first floor.

Lounge

150" x 128"

This welcoming lounge offers a spacious and bright setting with light wood effect flooring flowing through from the entrance hall and neutral walls. French doors provide plenty of natural light and open out to the garden, creating a seamless connection between indoor and outdoor living. The room features a stylishly panelled feature wall and is a perfect space for relaxing or entertaining.

Kitchen / Diner

8'10" x 10'3"

Bright and contemporary, the kitchen is fitted with sleek white cabinets paired with light grey work surfaces and white tiled splashbacks. A window fills the room with natural light, while the tiled floor extends into the adjoining dining area. The kitchen is designed for functionality with integrated appliances, ample storage, and a practical layout that leads directly into the dining area, an intimate yet stylish space for meals.

Downstairs W.C.

A convenient space on the ground floor fitted with a WC and pedestal wash hand basin. The neutral decor and compact layout make it practical for guests and household use.

Bedroom 1

13'3" x 11'2"

A generously sized principal bedroom featuring soft carpeting, dual windows allowing in plenty of natural light, and built-in wardrobes for ample storage. The neutral colour scheme creates a calm and restful atmosphere. An en-suite shower room is attached.

En-Suite

8'4" x 4'0"

Featuring a walk-in shower, WC, and basin with modern tiling, designed for convenience and privacy attached to the main bedroom.

Bedroom 2

15'4" x 11'3"

A spacious well sized room with soft carpeting and two windows that brighten the space. The decor is neutral, creating a relaxing space that can easily be personalised.

Bedroom 3

13'5" x 8'11"

A well-proportioned room with a neutral carpet and two windows that provide good natural light. It features built-in wardrobes making the most of the storage space while maintaining a clean, modern look.

Bedroom 4

15'3" x 8'6"

A great sized bedroom, which is bright and airy with carpeted flooring and two windows. Featuring fitted wardrobes with sliding doors and neutral tones throughout, providing a calm and inviting environment.

Bathroom

8'2" x 7'2"

The family bathroom is fitted with a modern white suite including a bath with shower over, WC and pedestal wash hand basin. Large tiled flooring and part-tiled walls in a neutral tone create a clean and fresh space.

Rear Garden

The rear garden is a delightful and inviting outdoor space featuring a mix of paved patio and artificial lawn, ideal for relaxing or entertaining. A covered sunken seating area provides shelter and adds a cosy touch, while the garden is enclosed by fencing for privacy and benefits from a side gate leading to the driveway.

Front External

The front exterior of the property presents a modern and well-maintained façade, with a neat front garden enclosed by wrought iron fencing and a paved path leading to the front door. With a private driveway, garage with an up and over door, and side gate leading to the rear garden.

Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - D
- Energy Performance Certificate Rating (EPC) - B
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

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.

Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Mortgages

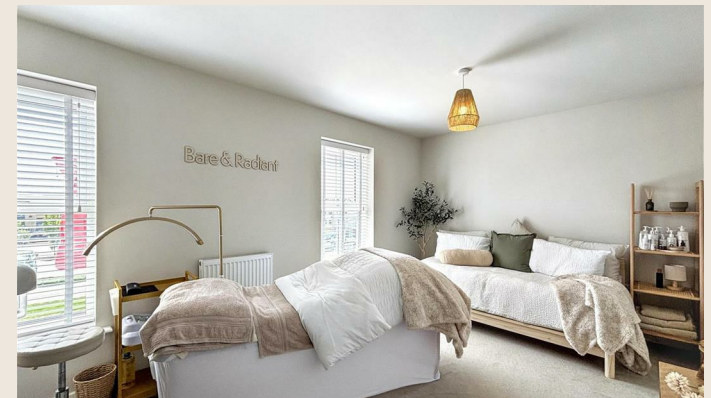
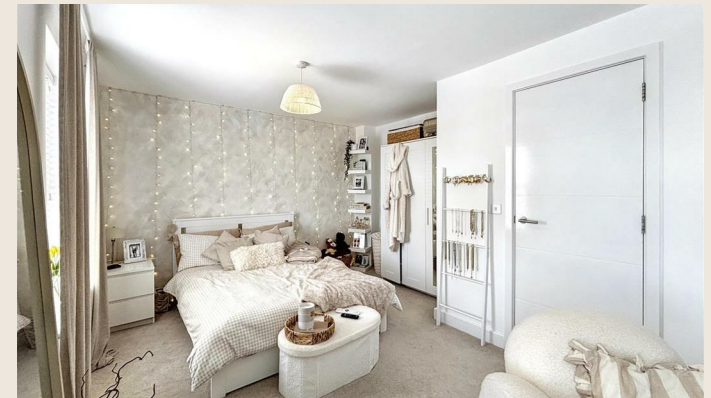
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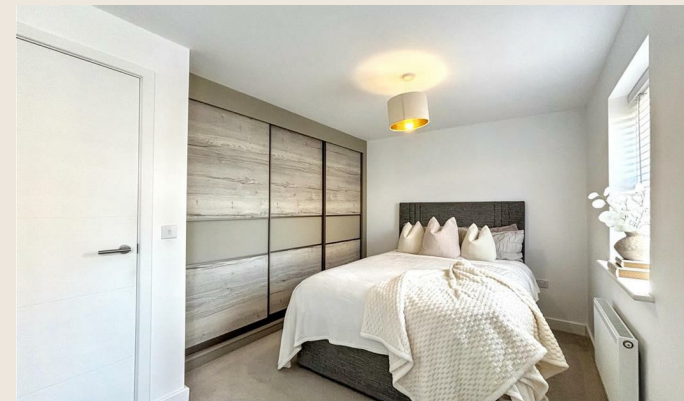
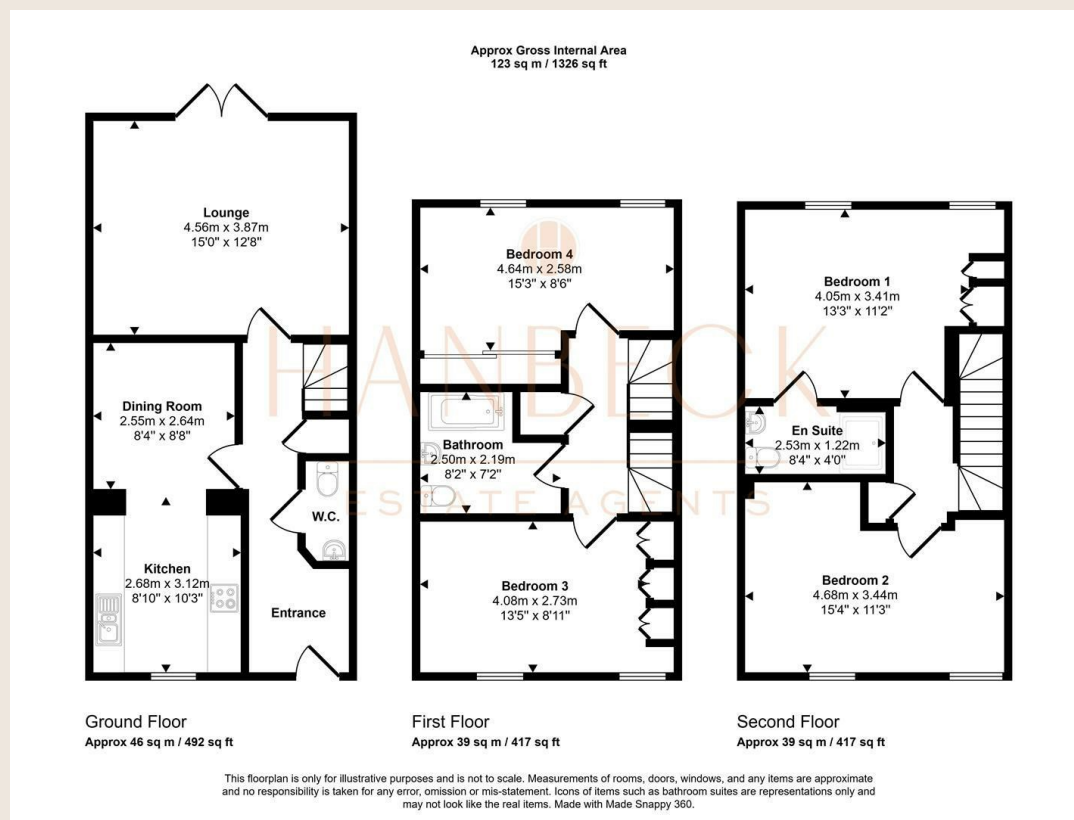
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



Local Authority **Hull City Council**
Council Tax Band **D**
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.