





Blackhall Close

Hull, HU7 3HN

- Highly Desirable South-West Facing Rear Garden
- Additional On Street Parking Available
- Three Bedroom Semi-Detached Home
- Great School Catchment
- Perfect for First Time Buyers & Families
- Detached Garage & Private Off-Street Parking Space
- Side Garage Door for Easy Access to the Garage
- Conservatory & Downstairs WC
- Popular Residential Area
- Viewing Highly Recommended



Guide price £175,000 - £185,000







GUIDE PRICE £175,000 - £180,000

Situated within the ever-popular Kingswood area, this well-proportioned three-bedroom semi-detached property offers spacious and versatile accommodation across two floors, making it an excellent choice for first-time buyers, couples and families alike. The property benefits from a detached single garage, private rear garden and a practical layout.

To the ground floor, an entrance hall provides access to the main living areas, with a spacious lounge offering a comfortable place to relax. The kitchen diner provides a practical space for both everyday family life and entertaining, while a useful downstairs WC adds further convenience. A conservatory completes the ground floor and provides an additional reception space with pleasant views and access towards the rear garden.

The first floor offers three bedrooms, providing flexibility for family accommodation, guests or a home office, together with a family bathroom.

Externally, the rear garden is mainly laid to lawn with a patio area and decked area providing an ideal space for outdoor seating and entertaining during the warmer months. A side gate provides convenient access between the rear garden and the front of the property. To the side is a detached single garage with an up-and-over door, offering valuable additional parking, storage or potential workspace.

Located in Kingswood, the property is ideally positioned for access to a range of local amenities, including shops, restaurants, leisure facilities and everyday conveniences, with good transport links providing easy access to Hull and surrounding areas.

Entrance Hall
A welcoming entrance hall providing access to the ground floor accommodation and stairs leading to the first floor.

Lounge
10'3" x 14'3"
This welcoming lounge features a large window that allows plenty of natural light to fill the room. The focal point is a charming fireplace with a mantel, surrounded by a feature wall with a bold, leafy pattern. Neutral walls and light wood-effect laminate flooring create a cosy and inviting space perfect for relaxation and entertaining.

Kitchen Diner
13'8" x 10'6"
A bright and practical kitchen diner offering plenty of storage with white cabinetry and black countertops. The kitchen is equipped with an integrated oven, hob and overhead extractor, and space for appliances including a washing machine and fridge freezer. There is space for a dining table, with a feature wall in a stone effect adding character. A window looks out to the rear garden, and sliding doors lead through to the conservatory.

Conservatory
6'3" x 8'10"
This conservatory is a versatile space with tiled flooring and large windows fitted with vertical blinds for privacy. French doors open out to the garden, making it an ideal spot for enjoying the outdoors while being sheltered from the elements.

Downstairs W.C.
The ground floor cloakroom features a toilet and wall mounted wash hand basin with a patterned wallpaper creating a stylish accent.

Bedroom 1
11'4" x 7'11"
A well-proportionmed principal room with two windows that fill the space with natural light. Neutral walls combined with carpeted flooring create a restful atmosphere. A built-in wardrobe offers useful storage, making this a well-appointed space for rest and relaxation.

Bedroom 2
6'3" x 10'5"
A good-sized bedroom with a window overlooking the rear garden. It features neutral walls and carpeted flooring, with enough space for bedroom furniture.

Bedroom 3
7'0" x 7'2"
A versatile space with a window that brings in natural light. The room has neutral decor and a wallpapered feature wall covered in photo-style images, adding personality to the space. Ideal as a child's bedroom, guest room or home office.

Bathroom
5'4" x 6'2"
The bathroom is fitted with a white suite including a bath with an overhead shower, a pedestal basin, and a toilet. White tiles surround the bath area creating a clean and bright finish. The vinyl flooring is laid in an attractive chevron pattern, adding a modern touch to this practical space. A frosted window provides ventialtion and privacy.

Rear Garden
This South-West facing rear garden is a delightful outdoor space featuring a paved patio area, raised decking area and a lawn bordered by fences for privacy. It has a straightforward layout with planted borders and a pathway leading from the conservatory doors, providing a peaceful spot for relaxing or entertaining. Additionally the garden catches the sun all afternoon and evening which is ideal for BBQ's and entertaining in the warmer months.

Garage
A detached single garage with an up-and-over door, offering useful additional parking, storage or potential workshop space.

Front External
To the front of the property there is a lawned front garden and gravelled driveway infront of the garage.

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

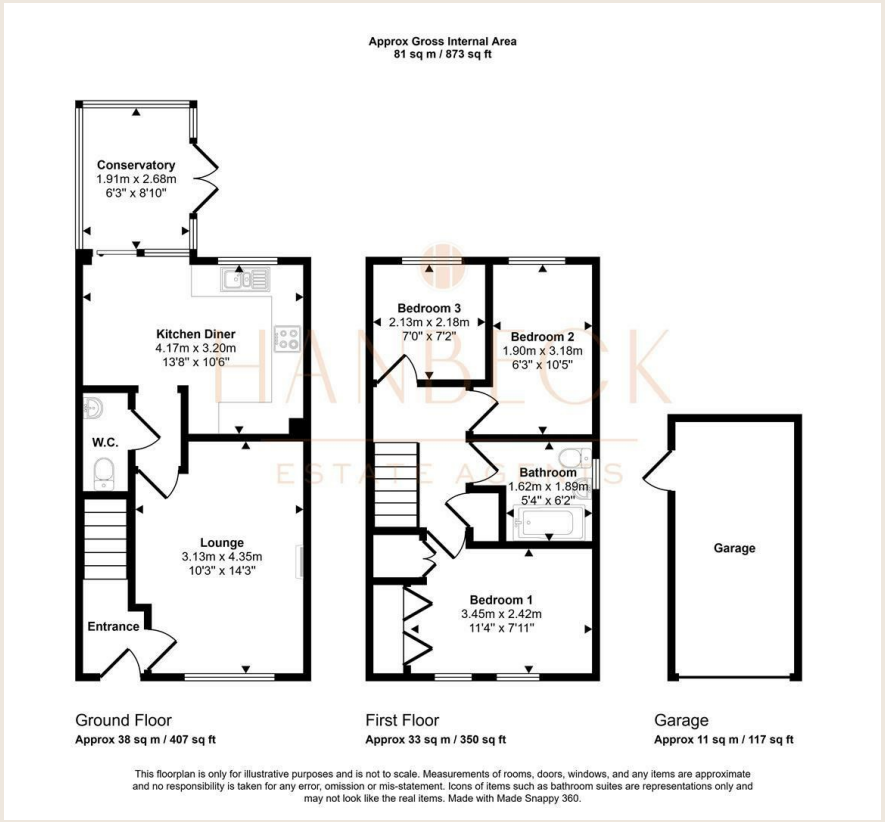
Disclaimer







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