



All Saints Mews Hull, HU12 8RX

- SOLD WITH NO CHAIN
- Two Allocated Parking Spaces
- Downstairs WC
- Close to Local Amenities
- Popular Village Location
- Three Bedroom End Terraced Home
- En-Suite to Master Bedroom
- Low Maintenance Rear Garden
- Easy Access to Transport Links
- Viewing Highly Recommended

Offers in excess of £170,000 - £180,000





GUIDE PRICE £175,000 - £180,000

Offered to the market with no onward chain and situated within the popular and highly regarded village of Preston, this three bedroom, end terraced home is an excellent opportunity for first-time buyers, couples and families alike, providing spacious and versatile accommodation arranged over two floors.

The ground floor comprises an entrance hall, fitted kitchen, lounge/diner with French doors opening directly onto the rear garden, and a useful downstairs WC. To the first floor are three well-proportioned bedrooms, with the master benefiting from its own en-suite shower room, alongside a family bathroom. Bedroom three also enjoys the benefit of a Juliet balcony, adding a lovely feature to the room and allowing plenty of natural light.

Located within the sought-after village of Preston, the property is well placed for local amenities, schools and transport links, while also offering convenient access to Hull and the surrounding East Yorkshire area.

With its popular village setting, practical layout and the significant advantage of being sold with no onward chain, this is a property that is sure to appeal to a wide range of buyers and early viewing is highly recommended.



Entrance Hall

The property is entered via a welcoming entrance hall, providing access through to the main ground floor accommodation and stairs leading to the first floor.

Kitchen

7'10" x 12'6"

The kitchen is positioned to the front of the property and provides a practical range of fitted units and work surfaces, with integrated appliances including an oven, hob, overhead extractor and fridge freezer.

Lounge Diner

17'5" x 13'11"

The generous lounge/diner provides a comfortable and versatile living space, with ample room for both lounge furniture and a dining table. French doors open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces and allowing plenty of natural light into the room.

Downstairs W.C.

A useful downstairs WC is located off the entrance hall.

Bedroom 1

11'3" x 11'0"

A great-sized main bedroom with neutral decor, carpet flooring and the added benefit of a private en-suite shower room.

En Suite

Smartly presented and fitted with a curved glass shower enclosure, WC and wash basin.

Bedroom 2

8'0" x 11'1"

A well-proportioned bedroom offering flexibility for use as a bedroom, guest room or home office.

Bedroom 3

9'3" x 6'7"

The third bedroom benefits from a particularly appealing feature, with a door opening onto a Juliet balcony, allowing the room to enjoy an open outlook and plenty of natural light.

Bathroom

Fitted with a white suite comprising a WC, pedestal wash hand basin and a bath with a shower overhead. Tiling surrounds the bath area, complementing the clean and bright room which is finished with vinyl flooring underfoot.

Rear Garden

The rear garden offers a low-maintenance and private outdoor space with a paved patio area perfect for seating and entertaining. Adjacent to the patio is a neat area of artificial grass, bordered by wooden fencing which ensures privacy and adds a fresh, natural feel to the garden.

External

To the front of the property there is a lawned area and paved path leading to the front door. To the rear of the property, is two allocated parking spaces.

Additional Information

- Tenure Type - Freehold
- Local Authority - East Riding of Yorkshire
- 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

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.



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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.

