



Hyde Park Road Hull, HU7 3AS

- Two Bedrooms
- Allocated Parking Space
- Fitted Wardrobes to Master Bedroom
- Perfect for First Time Buyers
- Close to Local Shops & Amenities
- End Terraced Home
- Downstairs WC
- Low Maintenance Rear Garden
- Great Transport Links
- Viewing Highly Recommended

Offers in excess of £145,000





Situated on the ever-popular Hyde Park Road in Kingswood, this well-presented two-bedroom end-terrace property offers an ideal opportunity for first-time buyers, small families and professionals alike.

The accommodation briefly comprises an entrance hallway with a convenient ground floor WC, a spacious lounge and a fitted kitchen. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden with side gate access, providing a secure and private outdoor space, together with an allocated parking space.



Located in a sought-after residential area close to local amenities, schools and transport links, this attractive home offers comfortable living in a convenient setting and is ready for its next owners to move straight in.

Early viewing is highly recommended.

Entrance Hall

Accessed via the front entrance door, with stairs leading to the first floor and access to the ground floor accommodation. With laminate flooring and radiator.

Lounge

A bright and comfortable lounge, neutrally decorated and with soft carpet underfoot. There is a uPVC window facing the front aspect providing ample natural light, with a radiator underneath. There is also a door leading to a handy understair storage cupboard.

Kitchen

The kitchen is well-appointed with cream cabinetry and contrasting dark work surfaces. There is a built-in gas hob with an extractor fan above and an oven below. A breakfast bar provides a casual dining spot while the window and French doors that lead to the garden, ensure the space is bright and airy with easy access to outdoor space. With vinyl flooring and radiator.

Downstairs WC

Convenient space fitted with a WC and a wall-mounted sink. With vinyl flooring, radiator and a frosted window providing privacy and ventilation.

Bedroom 1

Well proportioned bedroom with neutral decor, soft carpet underfoot and fitted sliding wardrobes. There are two windows facing the front aspect providing natural light, a storage cupboard and radiator.

Bedroom 2

Good sized bedroom with featuring a large window facing the rear aspect, that brightens the room. With neutral decor, fitted sliding wardrobes, carpet flooring and radiator.

Bathroom

Stylish bathroom featuring a bathtub with a glass shower screen and overhead shower, a modern vanity unit with integrated basin, a toilet, and a wall-mounted mirror. With mostly tiled walls, vinyl flooring and a heated towel radiator.

Rear Garden

The rear garden is a neat and manageable outdoor space bordered by fencing. It has a paved patio area ideal for seating and entertaining, alongside a lawn, a storage shed and side gate access, making it both practical and pleasant for outdoor enjoyment and gardening.

Front External

Externally there is a small gravelled front garden, paved path

leading to the front door and path leading to the side gate providing access to the rear garden. There is also one allocated parking space in front of the property.

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?

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Mortgages

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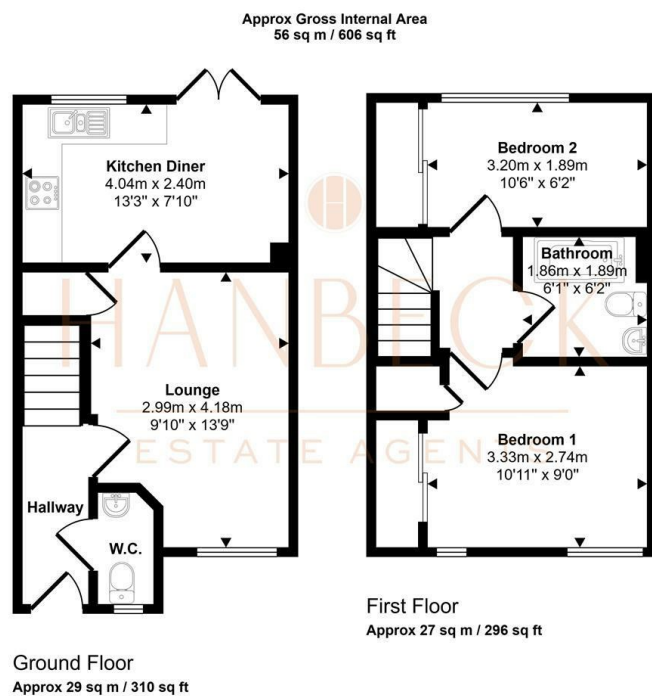
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 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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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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