



Kingston Road Hull, HU10 6AD

- Four Bedrooms
- Two Reception Rooms
- Detached Garage
- Great Schools Nearby
- Popular Location
- End Terraced Home
- Downstairs WC
- Close to Local Amenities
- Easy Access to Transport Links
- Viewing Highly Recommended

Offers in excess of £230,000

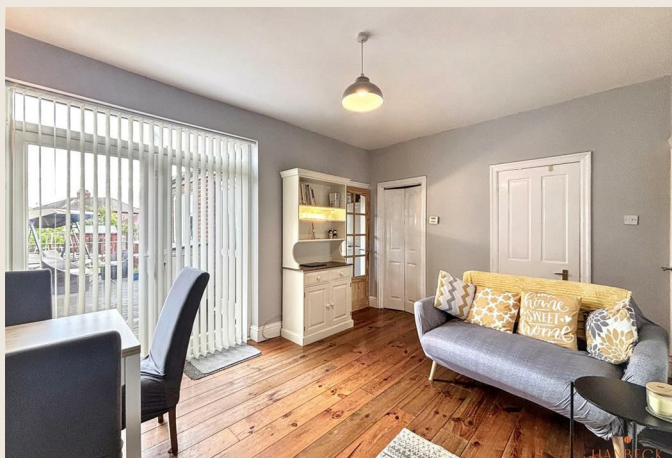




A well-presented four-bedroom end-terraced home situated in the highly sought-after village of Willerby on Kingston Road. Offering spacious and versatile accommodation arranged over three floors, this property is ideal for growing families and those seeking excellent access to local amenities, schools and transport links.

The ground floor briefly comprises an inviting lounge, separate dining room, fitted kitchen and a convenient downstairs WC. To the first floor are three well-proportioned bedrooms together with a modern family bathroom. Occupying the entire second floor is a generous fourth bedroom, offering flexible use as a principal suite, guest room or home office.

Externally, the property benefits from its end-terraced position with additional privacy, detached garage and outdoor space. Located within easy reach of local shops, reputable schools and excellent road connections into Hull and surrounding areas, this superb home must be viewed to fully appreciate the accommodation on offer.



This lovely home presents an excellent opportunity for those seeking a blend of traditional charm and modern comfort in a desirable location. Whether you are a growing family or looking for a spacious home, this property is sure to impress.

Entrance Hall

A bright and welcoming entrance hall providing access to the ground floor accommodation and staircase to the first floor.

Lounge

11'3" x 14'8"

The lounge offers a cozy and inviting space, featuring a large bay window that floods the room with natural light. A central fireplace with log burner adds warmth and character, surrounded by soft, neutral walls and wood-effect laminate flooring, creating a comfortable setting for relaxing or entertaining.

Dining Room

14'5" x 10'7"

This dining room is a versatile space perfect for family meals or casual gatherings. It features natural wooden flooring and a neutral colour scheme. The room is brightened by patio doors leading out to the garden, allowing for easy access to outdoor dining and bringing the outside in.

Kitchen

8'1" x 13'8"

The kitchen is thoughtfully fitted with cream shaker style cabinetry topped with wood-effect work surfaces, creating a warm and practical workspace. It features dark vinyl flooring and plenty of natural light from the windows overlooking the rear garden, and a single door leading out.

Downstairs WC

Conveniently located and fitted with a toilet and wash hand basin.

Bedroom 1

10'7" x 15'4"

The main bedroom features a large bay window, filling the room with natural light and facing the front aspect. With neutral decor and soft carpeting adding warmth and comfort.

Bedroom 3

10'2" x 10'2"

Well proportioned bedroom facing the rear aspect of the property. With neutral decor and carpet flooring.

Bedroom 4

Good-sized single bedroom ideal for a child's room, nursery or home office. With laminate flooring and window facing the front aspect.

Bedroom 2

10'3" x 12'3"

Located on the second floor, this bedroom features two velux windows allowing natural light to fill the space. It is a versatile room with ample floor space suitable for use as a bedroom or study area, with neutral décor and carpeting.

Bathroom

7'3" x 5'5"

The bathroom is bright and modern with partially tiled walls in a subtle grey tone and a decorative tile border. It offers a white suite with a

pedestal wash hand basin, a toilet, and a bath with a shower overhead. With vinyl flooring and a frosted window that provides ventilation, privacy and natural light.

Rear Garden

The rear garden is a generous outdoor space, mainly laid to lawn and bordered by fenced boundaries for privacy. It includes a decked area with a pergola overhead, perfect for outdoor seating and dining. The garden extends to a useful outbuilding, offering potential for storage or hobbies. There is a single detached garage with tenfoot access.

Additional Information

- Tenure Type - Freehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - C
- Energy Performance Certificate Rating (EPC) - D
- 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

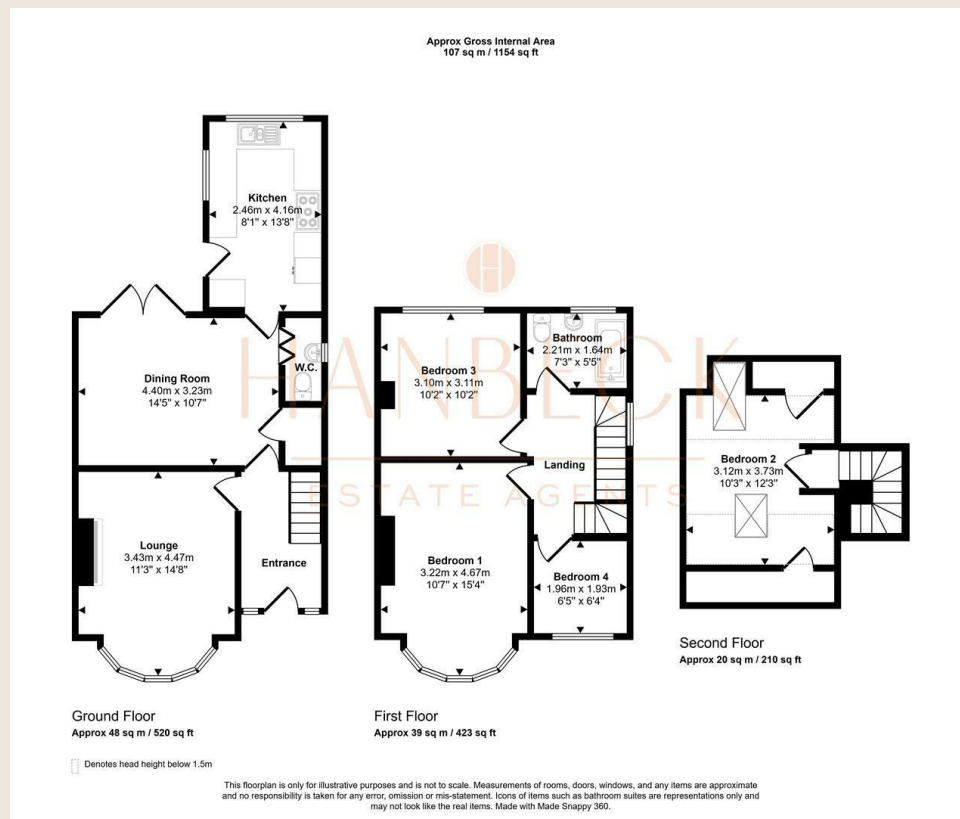
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



Local Authority East Riding of Yorkshire
Council Tax Band C
EPC Rating D



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