



Lumley Avenue

Hull, HU7 3GX

- Three Bedrooms
- Stylish & Neutral Throughout
- Downstairs WC
- Close to Local Shops & Amenities
- Ideal for First Time Buyers & Families
- Semi-Detached Home
- Modern Kitchen Diner
- Private Driveway
- Great Schools Nearby
- Viewing Recommended

Offers in excess of £200,000





This wonderful three-bedroom semi-detached home offers stylish, modern living throughout and is perfect for first-time buyers and growing families alike. Boasting well-proportioned accommodation, a private rear garden and off-street parking, this home is ready to move straight into.

The welcoming entrance leads into a convenient downstairs WC before opening into a bright and comfortable lounge, creating the perfect space to relax. To the rear of the property is a stylish, modern kitchen diner, offering plenty of cupboard and worktop space along with ample room for family dining. The dining area provides access to the rear garden, making it ideal for both everyday living and entertaining.

Upstairs, the property offers three well-presented bedrooms, each finished in neutral decor, providing flexible accommodation for families, guests or those working from home. The contemporary family bathroom is fitted with a modern suite and completes the first-floor accommodation.

To the front of the property is a driveway providing off-street parking and the enclosed rear garden has been thoughtfully designed to offer a combination of lawn, a decked seating area and a paved pathway, creating an attractive outdoor space that's perfect for relaxing or enjoying time with family and friends.

The property is ideally located within a sought-after residential area, close to a fantastic range of shops, supermarkets, cafes, restaurants and leisure facilities. Families will also appreciate the excellent local school catchments and convenient transport links.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.



Entrance Hall

A welcoming entrance area providing access to the downstairs WC, lounge and kitchen diner.

Downstairs W.C.

A neatly presented room with a modern white toilet and basin set against a backdrop of white walls and dark tiled flooring. A strip of contemporary tile detailing adds a subtle decorative element, while the compact space is practical and efficient for guests.

Lounge

12'8" x 20'10"

A lovely lounge with a spacious layout, carpeted flooring, and neutral walls creating a calm and inviting atmosphere. There is ample space for seating, complemented by soft lighting from ceiling fixtures and natural light filtering through a bay window at the front. The room offers a cosy spot for relaxation or socialising.

Kitchen Diner

15'1" x 8'0"

A bright kitchen diner featuring a contemporary design with light grey cabinets and wood-effect work surfaces. The kitchen is equipped with integrated appliances including an oven, hob and extractor hood, along with a double sink situated beneath a window. The dining area comfortably fits a table and chairs, illuminated by natural light through a window and French doors that open to the garden, enhancing the sense of space and connectivity to the outdoors.

Bedroom 1

15'3" x 8'11"

The principal bedroom is a generous room with soft carpeting and neutral decor, creating a restful retreat. The large window floods the space with natural light, with ample space for bedroom furniture.

Bedroom 2

8'5" x 11'1"

A well-sized second bedroom with neutral walls and carpeted flooring. The room features a window that allows natural light to brighten the space and would serve well as a bedroom, guest room or home office.

Bedroom 3

6'5" x 7'10"

A good sized third bedroom currently arranged as a home office, featuring neutral decor and carpeted flooring. It has a window that admits natural light and offers flexibility to be used as a nursery, bedroom or study space.

Bathroom

8'2" x 5'1"

The bathroom combines modern fittings with practical design. It features a bath with a glass shower screen and overhead shower, a contemporary basin and a toilet. The wall behind the bath is decorated with stylish tilework, while wood-effect vinyl flooring adds a warm finish to the space.

Rear Garden

The rear garden is an inviting outdoor space bordered by wooden fencing for privacy. It includes a patio area perfect for outdoor dining or relaxing, with enough lawn space for gardening or children's play. The garden is easily accessible from the kitchen diner via French doors, enhancing indoor-outdoor living potential.

Front External

The front garden is low-maintenance with a neat shrub border, creating a tidy and welcoming entrance to the home. There is a private driveway suitable for two vehicles.

Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - C
- Energy Performance Certificate Rating (EPC) - B
- 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

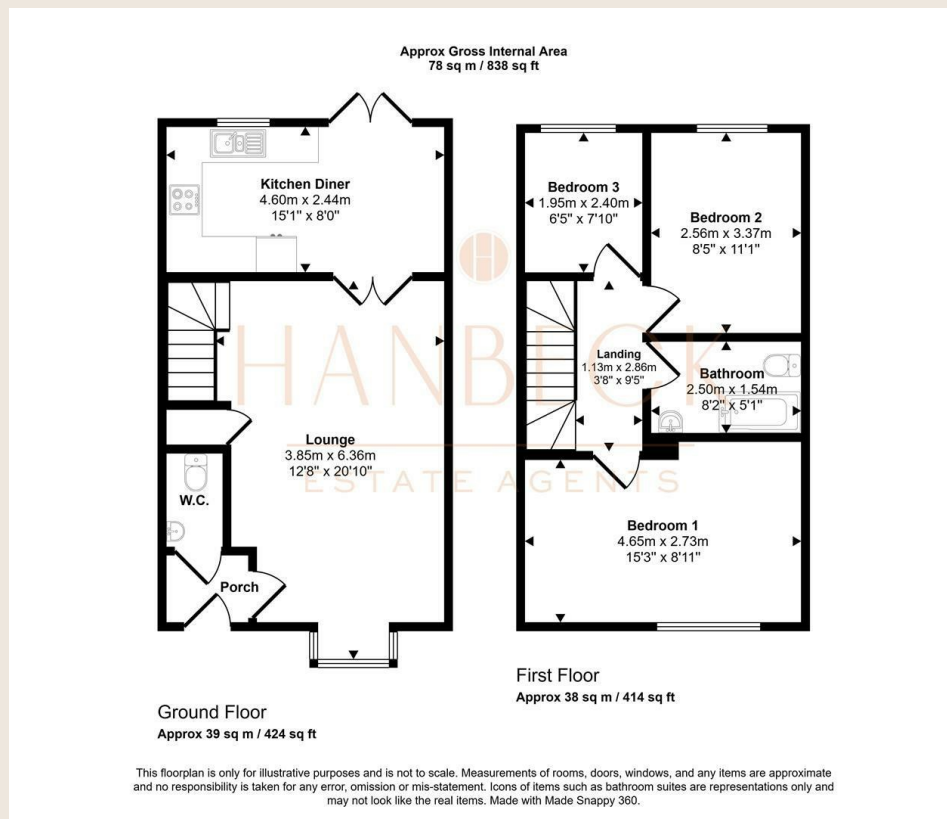
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 **Hull City Council**
Council Tax Band **C**
EPC Rating **B**



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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.