





Mancklin Avenue

Hull, HU8 0HX

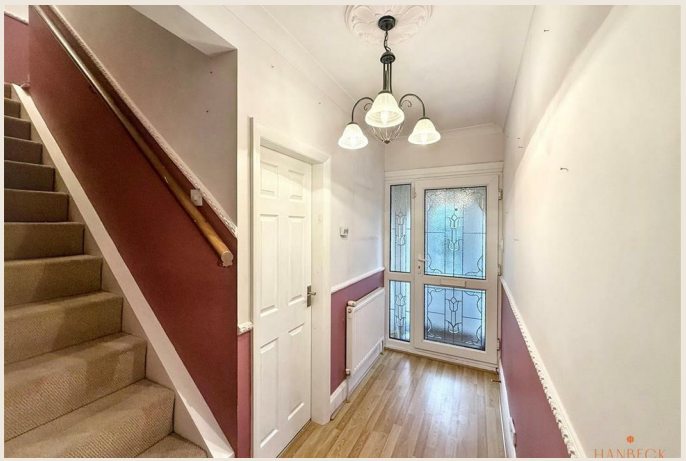
- Selling With No Onward Chain
- Three Well-Proportioned Bedrooms
- Spacious Lounge
- Ground Floor Family Bathroom
- Close to Local Amenities & Transport Link
- Semi-Detached Bungalow
- Large Rear Conservatory
- First Floor Bedroom with En-Suite
- Detached Garage & Front Driveway
- Viewing Highly Recommended



Offers in excess of £260,000







An excellent opportunity to purchase this spacious semi-detached bungalow, offering versatile accommodation arranged over two floors and being sold with NO ONWARD CHAIN.

Upon entering, you are welcomed by an entrance hall leading through to a spacious lounge, providing a comfortable setting for relaxing and entertaining. The kitchen offers practical workspace and storage, while to the rear of the property is a large conservatory, creating an additional reception area with pleasant views over the garden.

The ground floor further benefits from two well-proportioned bedrooms and a family bathroom. To the first floor, there is a further bedroom complemented by its own en-suite facilities.

Externally, the property enjoys a rear garden, alongside a detached garage offering useful storage. To the front, a private driveway provides off-street parking for multiple vehicles.

Offered to the market with NO ONWARD CHAIN, this is a fantastic opportunity to acquire a versatile and spacious home that must be viewed to appreciate the accommodation on offer.

Entrance Hall
Accessed via the front entrance porch, the entrance hall provides access to the principal ground floor accommodation, with laminate flooring, radiator and stairs leading to the first floor.

Bedroom Two
11'0" x 14'10"
A well-proportioned bedroom situated on the ground floor, offering ample space for bedroom furnishings. Featuring a bay window facing the front of the property, carpet flooring and radiator.

Bathroom
5'3" x 7'11"
Fitted with a suite comprising bathroom fixtures and fittings such as a bath tub, shower attachment, toilet, wash hand basin, towel radiator, vinyl flooring and privacy glass window.

Bedroom Three
9'8" x 11'4"
A further ground floor bedroom, offering flexibility for use as a guest bedroom, second bedroom or home office. With carpet flooring, radiator and window facing into the conservatory.

Lounge
11'2" x 26'3"
A spacious and welcoming reception room, offering plenty of room for comfortable seating and providing an ideal space for relaxing. Featuring carpet flooring, front bay window, radiators, additional side window, electric fireplace and door leading into the kitchen.

Kitchen
6'11" x 11'9"
The kitchen offers a range of fitted units and worktop space, providing practical storage and preparation areas, with open arch leading to the conservatory. Additionally offering laminate flooring, sink & drainer, window, radiator, integrated hob, extractor hood and double oven.

Conservatory
19'4" x 14'2"
A particularly spacious conservatory positioned to the rear of the property, offering versatile additional living space with pleasant views over the rear garden. Ideal for use as a further sitting or dining area. With laminate flooring, windows, radiator and patio doors leading to the rear garden.

Bedroom One
17'3" x 15'3"
A further spacious bedroom located on the first floor, offering a degree of privacy from the ground floor accommodation and benefiting from its own en-suite facilities. With carpet flooring, radiator, windows, storage cupboard and door leading to the en-suite.

En-Suite
8'7" x 6'9"
Conveniently accessed from the first floor bedroom, providing laminate flooring, shower cubicle, wash hand basin, radiator, toilet and window.

Outside
To the rear of the property is a garden offering outdoor space for relaxing and enjoying the warmer months.

The property also benefits from a detached garage, providing useful storage.

To the front, a private driveway provides off-street parking for multiple vehicles.

Additional Information
- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - B
- Energy Performance Certificate Rating (EPC) - Awaiting Rating
- 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
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

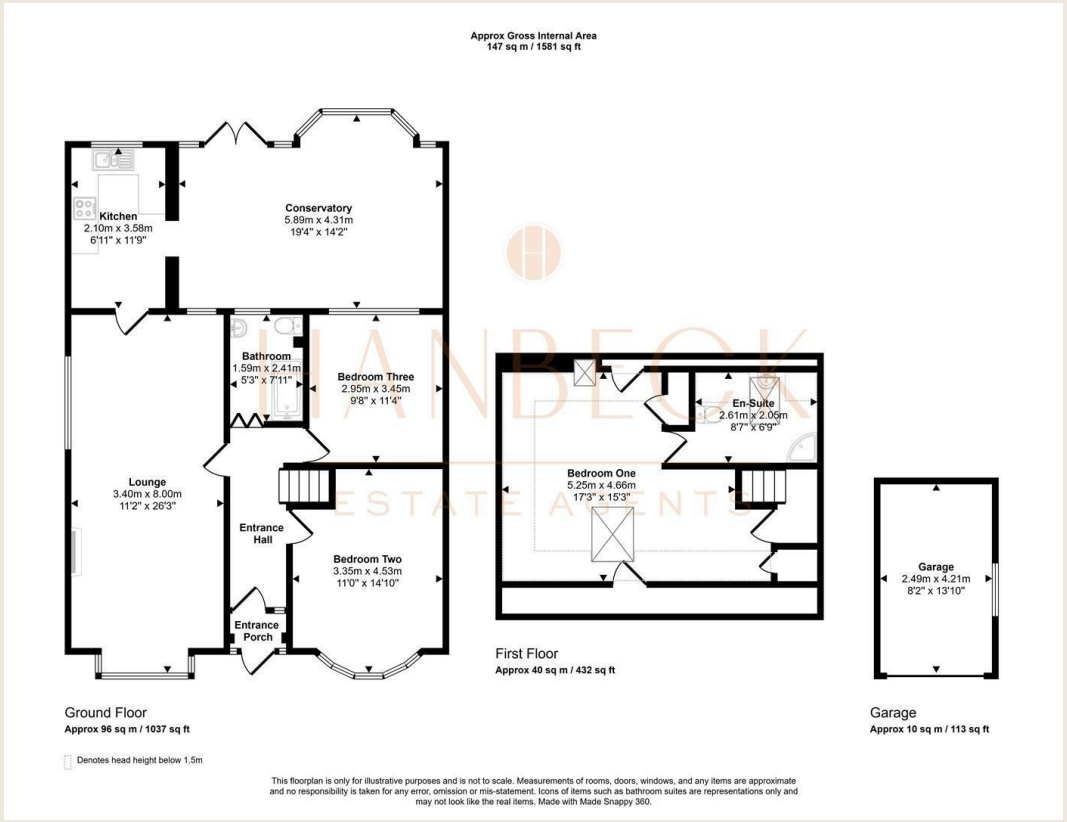
Disclaimer
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended 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







Local Authority **Hull City Council**
Council Tax Band **B**
EPC Rating









Hull Office

929 Spring Bank West, Hull, East Yorkshire, HU5 5BE

Contact

01482 680850
info@hanbecks.co.uk
hanbecks.co.uk

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.