



Bamburgh Park

Hull, HU7 3NT

- Three Bedroom Mid-Terraced Home
- Downstairs WC
- Low Maintenance Rear Garden
- Popular Friendly Location
- Ideal for First Time Buyers & Families
- Beautifully Presented Throughout
- Private Driveway
- Great School Catchment Area
- Close to Local Shops & Amenities
- Viewing Highly Recommended

Guide price £190,000





GUIDE PRICE £190,000 - £200,000

Beautifully presented throughout and finished to a lovely standard, this three-bedroom terraced home occupies a sought-after position within the ever-popular Kingswood development and is perfectly suited to first-time buyers, young families and professionals alike.

Upon entering the property, a welcoming entrance hall leads to the first floor and a spacious and inviting lounge provides the perfect space to relax and unwind. To the rear of the property is a stylish fitted kitchen with space for dining, complemented by a convenient downstairs WC.

French doors open directly from the kitchen diner onto the beautifully maintained rear garden, which has been thoughtfully designed to offer a paved seating area, a paved pathway leading to the end of the garden and a low-maintenance artificial lawn, creating an ideal setting for outdoor entertaining and family enjoyment.

The first floor boasts three well-proportioned bedrooms together with a contemporary family bathroom finished in a modern style.

Externally, the property benefits from a private driveway providing off-street parking to the front, while the enclosed rear garden is a particular feature of the home, offering a wonderful blend of practicality and outdoor living.

Offering ready-to-move-into accommodation in a highly desirable location close to a range of amenities, well-regarded schools and excellent transport links, this superb home is certain to appeal to a wide range of purchasers. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.



Entrance Hall

A welcoming hallway with wood-effect laminate flooring and neutral walls sets a warm tone upon entering. It features a door leading to the lounge, a radiator and a stairway leading to the first floor.

Lounge

11'4" x 17'9"

The lounge is a bright and inviting space featuring two windows that allows natural light to fill the room. It is fitted with a radiator, plush carpet flooring and decorated with panelling, which adds subtle character. There is ample space for comfortable seating and furnishings.

Kitchen Diner

15'0" x 8'5"

The kitchen diner is a contemporary space with light wood-effect laminate flooring and beige cabinetry, offering plenty of storage and worktop space. It features integrated appliances including an oven and hob with a sleek extractor hood overhead. A window above the sink provides garden views, while a cosy dining area by the French doors invites natural light indoors and offers direct access to the rear garden.

Downstairs W.C.

The ground floor W.C. is a practical, well-maintained space with tiled flooring and a simple, modern suite comprising a toilet, pedestal wash hand basin and radiator.

Bedroom 1

14'7" x 8'8"

A spacious room featuring fitted wardrobes with sleek grey doors, providing excellent storage. It has a large window allowing plenty of natural light, a radiator and neutral carpet that adds warmth to the room. The light walls keep the space feeling airy and bright, creating a peaceful retreat.

Bedroom 2

7'3" x 11'11"

A great sized room with a patterned feature wall, neutral carpeting and a radiator. A window fills the room with natural light, complementing the soft, muted tones, with plenty of space for bedroom furniture.

Bedroom 3

7'3" x 7'10"

Currently used as a study, this room has dark wood-effect laminate flooring, a window providing daylight and a radiator. The walls are painted in a soft neutral shade making it a practical and inviting space for work or use as a nursery or guest room.

Bathroom

The bathroom is a modern and stylish room with a white suite including a bath with overhead shower attachment, a pedestal wash hand basin, and a toilet. White tiles with a striking dark grout line the walls, giving a clean, contemporary feel. A heated towel rail, vinyl flooring and inset lighting complete the well-appointed space.

Rear Garden

The enclosed rear garden offers a low-maintenance outdoor space with a paved patio area and a central section of artificial lawn. It is fenced for privacy and includes some flowerbeds and shrubs, making it a pleasant area for relaxing or play.

Front Exterior

The driveway to the front provides off-road parking and is bordered by a small, low-maintenance garden area with shrubs and young trees.

Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - B
- 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?

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Mortgages

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Money Laundering Regulations

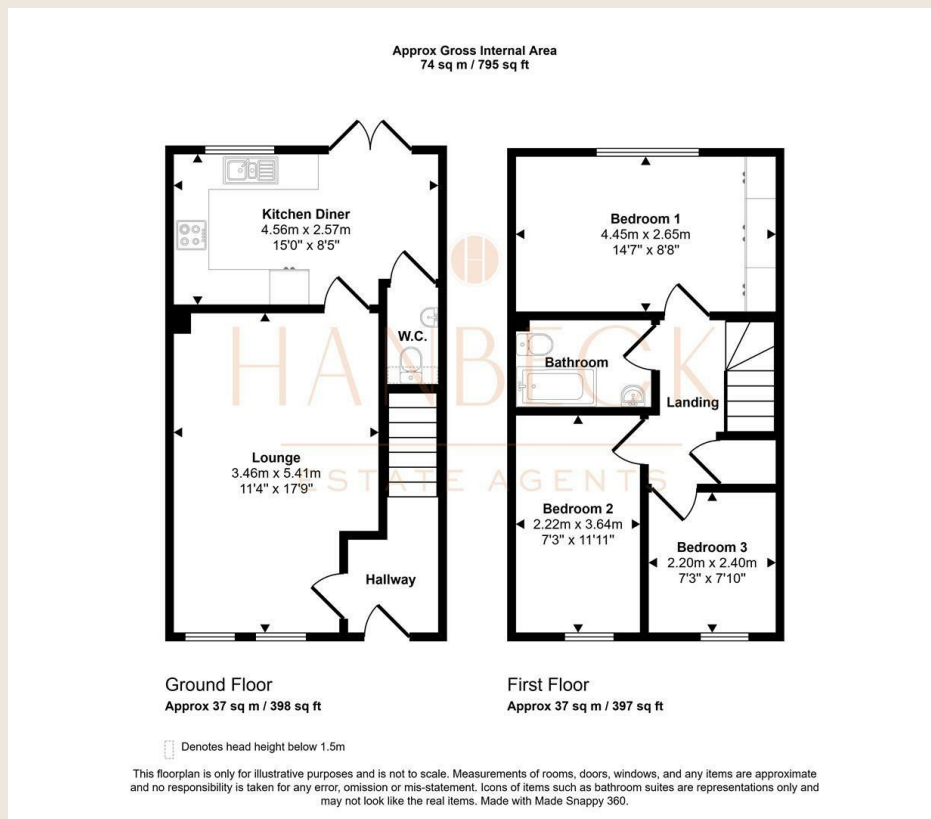
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 **B**
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.