



## Markeaton Park

Hull, HU7 3GR

- Three Bedroom Semi-Detached Home
- Driveway
- Great School Catchment Area
- Perfect for First Time Buyers & Families
- Downstairs WC
- Low Maintenance Rear Garden
- Close to Shops & Amenities
- Viewing Essential

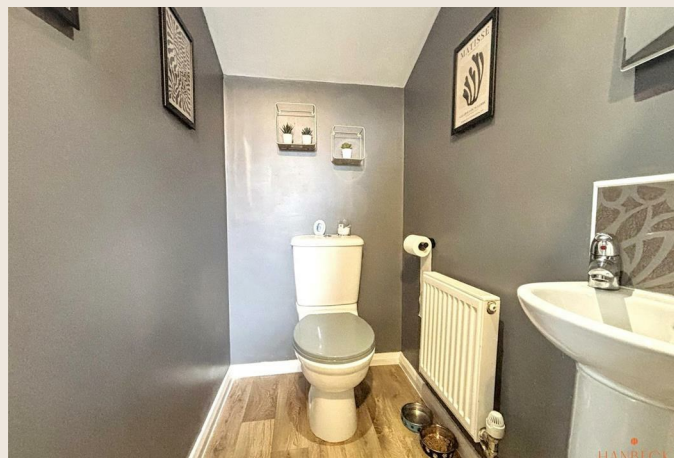
Asking price £160,000



Located on Markeaton Park, Kingswood, this delightful three-bedroom semi-detached home, sold with NO CHAIN, offers a perfect blend of comfort and practicality and is ideal for families, first-time buyers, or those looking to upsize.

To the front, the property benefits from a private driveway providing convenient off-road parking. Inside, the ground floor features a welcoming entrance hallway leading to a spacious living area, along with a modern kitchen/dining space designed for everyday living and entertaining. A useful downstairs WC adds further convenience.

Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom, all thoughtfully laid out to maximise space and functionality.



Externally, the rear garden is designed with low maintenance in mind, offering a private outdoor space perfect for relaxing or entertaining without the upkeep.

Situated close to local amenities, schools, and excellent transport links, as well as the open green spaces of Markeaton Park, this property represents a fantastic opportunity in a desirable location.

Early viewing is highly recommended.

### Entrance Hall

A welcoming entrance hallway providing access to the main living areas, downstairs WC and stairway to the first floor.

### Living Room

This inviting living room offers a spacious and comfortable setting, featuring dark wood effect laminate flooring that complements the dark accent wall and light grey surrounding walls. A bay window fills the room with natural light, while a feature fireplace creates a warm and cosy focal point. The space flows seamlessly into the kitchen and dining area, enhancing the sense of openness and connection within the home.

### Kitchen/Diner

The kitchen and dining area is a practical and well-designed space painted in a rich green tone that adds a touch of character. It features modern units, integrated appliances including an oven and extractor hood. The wood-effect laminate flooring extends throughout, uniting the kitchen and dining areas. French doors lead out to the rear garden, inviting plenty of natural light and offering a seamless transition between indoor and outdoor living. The dining section comfortably accommodates a wooden table and chairs, perfect for family meals or entertaining.

### Downstairs WC

A compact and practical WC featuring a white close-coupled toilet and a corner sink. The walls are painted in a soft grey tone, and the wood-effect vinyl flooring ties in nicely with the rest of the property. A small radiator completes the space, making it a useful addition to the home.

### Bedroom 1

The main bedroom is a cosy retreat, painted in a deep blue shade that adds depth and character. Overlooking the front of the property, this great sized bedroom has plenty of space for bedroom furniture and two windows allowing natural light to flood in, enhancing the room's inviting atmosphere.

### Bedroom 2

A good sized second bedroom with grey walls, the window allows light to enter comfortably, creating a practical and restful space.

### Bedroom 3

This bedroom is painted in a vibrant blue shade, providing a lively and youthful atmosphere. It fits a single bed and offers space for personal touches and storage, making it a good option for a child or guest room.

### Bathroom

This bathroom combines functionality with a modern aesthetic, featuring a white bath with an overhead shower and glass screen, a pedestal sink, and a close-coupled toilet. The walls are partially tiled in white, contrasting with the darker painted sections, while a heated towel rail adds convenience. The neutral vinyl flooring complements the scheme, making the space feel clean and fresh.

### Rear Garden

The garden is a private outdoor space, mostly laid to lawn and bordered by high wooden fencing for added seclusion. It includes a paved pathway

and a small patio area with a storage shed positioned neatly to one side, providing practical storage without encroaching on the green space. The garden feels enclosed and secure, perfect for relaxation or family activities.

### Front External

A paved driveway leads up to the entrance, bordered by a neat lawn, offering parking space and a welcoming approach to the home. There is a side gate providing access to the rear garden.

### Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - C
- Energy Performance Certificate Rating (EPC) - C
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

### 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.

### Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

### 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.

### Disclaimer

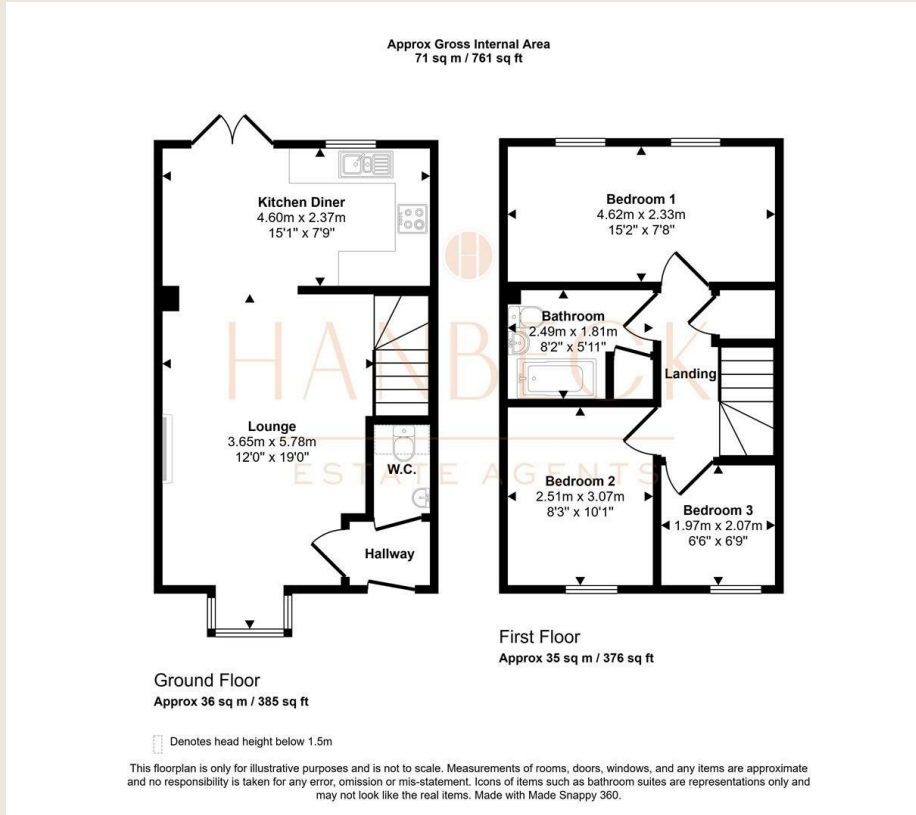
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### Money Laundering Regulations

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.



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



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