



Pioneer Way

Kingswood, HU7 3LH

- Three Bed Semi Detached
- Highly Popular Area
- Fantastic Schools Nearby
- Private Driveway
- En Suite to Master Bedroom
- Close to Many Amenities
- Energy Efficient - EPC Rating B
- Modern and Stylish Decor

Asking Price £175,000



Welcome to this highly attractive, three bedroom, semi-detached home, located in the highly sought-after Kingswood development. This well-presented property offers modern living, a generous garden, and easy access to local amenities. Perfect for first-time buyers, growing families, or anyone looking to settle in a thriving community.

Boasting a spacious lounge providing plenty of natural light, a contemporary fitted kitchen with dining area, three great sized bedrooms, including an en-suite to the master bedroom, and fitted wardrobes in the master and bedroom two. The bathroom is stylish and sleek, the rear garden offers a great space and comes with a large shed and there is also a private drive allowing parking for two vehicles.

Set within the ever-popular Kingswood development, the property benefits from excellent local schools, shopping facilities, restaurants, leisure amenities, and transport links into Hull city centre and beyond.

This home combines comfort, convenience, and style – ready for its new owners to move straight in.



Entrance Hall

Welcoming entrance hall with stairs leading to the first floor, understairs storage, vinyl flooring and doors leading to the W/C, lounge and kitchen.

W / C

With uPVC double glazed window to the front, low level W/C, hand wash basin, radiator and vinyl flooring.

Kitchen Diner

8'4" x 14'7"

With uPVC double glazed window to the front. Fitted with a range of base and wall mounted units, laminated worksurfaces, inset stainless steel sink unit, inset four-ring gas hob with extractor over and built in electric oven below, integrated fridge/freezer, washing machine and dishwasher. With radiator and vinyl flooring. This kitchen/diner has ample space for a dining table and chairs.

Lounge

15'1" x 11'0"

Great sized lounge area with natural decor. There are uPVC French doors opening out to the rear garden, along with radiator and carpet flooring.

Bedroom 1

8'0" x 8'5"

Wonderful master bedroom comprising uPVC window, fitted wardrobes, radiator, carpet flooring and door leading to the en-suite.

En-Suite

8'2" x 5'2"

Fitted with a three piece suite in white, comprising enclosed shower cubicle, low level WC and pedestal sink. Tiling to the splashback areas and towel radiator, with uPVC double glazed window to the side,

Bedroom 2

8'2" x 8'0"

Beautiful second bedroom consisting of fitted wardrobes, carpet flooring, radiator and uPVC window.

Bedroom 3

6'5" x 7'1"

Great sized third bedroom, currently used as a home office space. Comprises radiator, carpet flooring and uPVC window.

Family Bathroom

6'4" x 6'2"

This stream-lined family bathroom has fully tiled walls, with vinyl flooring, towel radiator and uPVC window. Offering bath tub with shower, sink basin and toilet.

Rear Garden

The partly paved, part grassed rear garden is a great open space with lots of potential and a large shed. Side gate access available leading to the driveway at the side of the property.

External

To the front of the property, there is a side drive allowing parking for two vehicles and a path leading to the front door.

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

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.

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.

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Free Valuation

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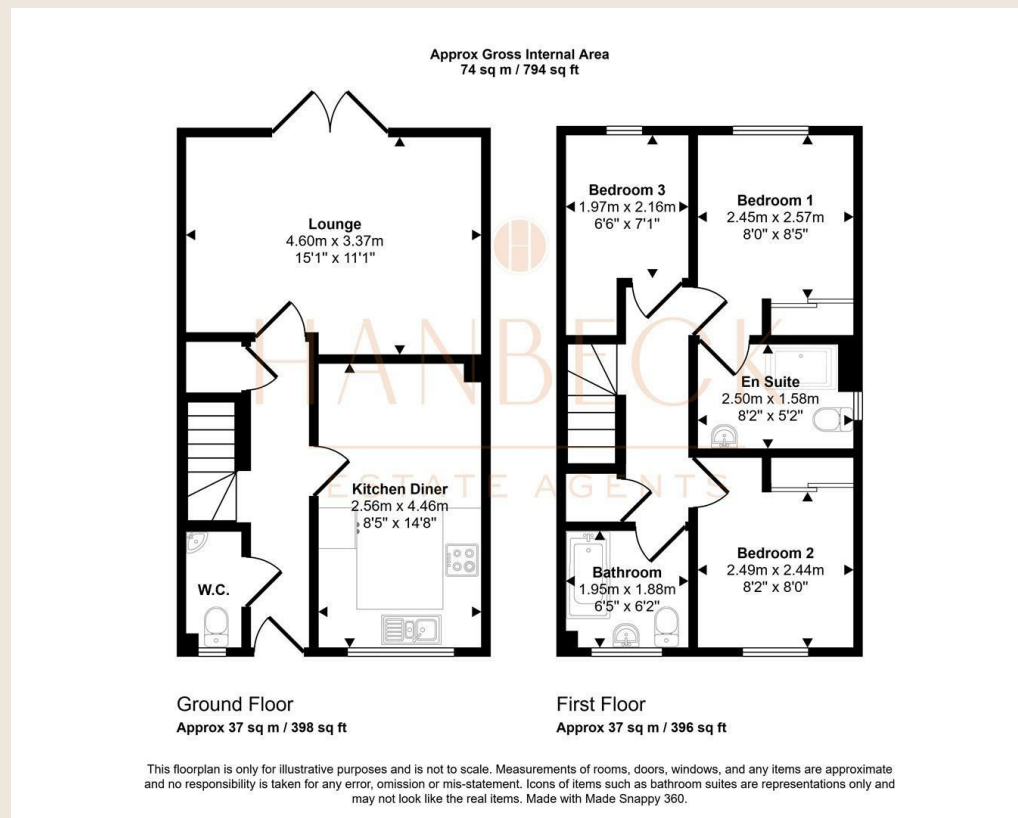
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Local Authority **Hull City Council**
Council Tax Band **C**
EPC Rating **B**



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