



## Southcoates Lane

Hull, HU9 3AU

- Three Bedrooms
- Open Plan Lounge & Dining
- Single Garage To The Rear
- Close to Shops, Cafes & Local Amenities
- Perfect Family Home
- End-Terraced Home
- Boarded Loft Space
- Great Schools Nearby
- Easy Access to Transport Links
- Viewing Highly Recommended

Offers in excess of £160,000



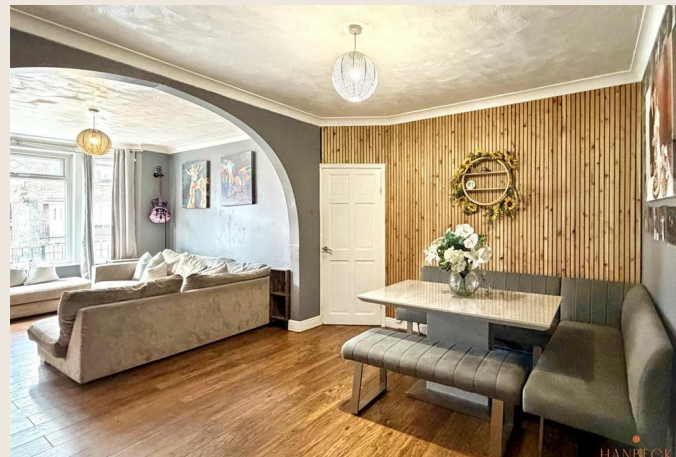


Situated in the ever-popular Southcoates Lane area of Hull, this well-presented three-bedroom end-terraced home offers spacious and versatile accommodation, making it an ideal choice for families and first time buyers.

The ground floor comprises a welcoming lounge, a separate dining area perfect for entertaining, a modern kitchen featuring a central island, and a family bathroom.

To the first floor are three well-proportioned bedrooms, while the second floor provides a large boarded loft space, offering excellent additional storage or potential for a variety of uses (subject to any necessary consents).

Externally, the property benefits from a lovely rear garden, ideal for outdoor entertaining or family enjoyment, along with the added advantage of a single garage.



Conveniently located within walking distance of Holderness Road, residents have easy access to an excellent range of local shops, supermarkets, cafés, schools, and everyday amenities, as well as regular bus routes providing convenient links to Hull city centre and surrounding areas.

Early viewing is highly recommended to fully appreciate the space, location, and potential this fantastic home has to offer.

### Hallway

Accessed via the solid composite front door, the bright and airy entrance hall benefits from tiled flooring and frosted glass providing natural light. With a staircase leading to the first floor, doors leading to the ground floor accommodation and a radiator.

### Open Plan Lounge / Dining Area

11'6" x 13'2" (Lounge), 12'9" x 10'7" (Dining)

A warm and spacious lounge flows effortlessly into the dining area, featuring wood-effect laminate flooring throughout and a radiator. The lounge area is brightened by a large bay window providing ample natural light and centred around a charming fireplace. The adjoining dining area offers ample space for seating and dining, with stylish decor, perfect for everyday meals and entertaining guests.

### Kitchen

12'6" x 10'11"

The kitchen is fitted with traditional wooden cabinetry paired with dark worktops, tiled flooring and a radiator. It benefits from an abundance of natural light through two wide windows and the door leading to the rear garden. A central island provides handy extra storage and workspace, while integrated appliances and a freestanding range cooker are thoughtfully arranged for practicality.

### Bathroom

4'3" x 8'2"

Featuring contemporary dark tiled walls and floors, the bathroom includes a bath with an overhead rainfall style shower, a sleek basin set in a wooden vanity unit, a toilet and a tall heated towel rail, providing a stylish and functional space. With a frosted window providing privacy and ventilation.

### Bedroom 1

16'6" x 12'11"

A spacious retreat, decorated in a calming deep navy with a feature patterned wall, the room enjoys plenty of natural light from a large bay window facing the front aspect and offers ample space for furniture and storage, making it a restful and comfortable space to unwind. With wood-effect laminate flooring, radiator and staircase leading to the boarded loft space.

### Bedroom 2

9'5" x 11'3"

A great sized second bedroom facing the rear aspect, with wood-effect laminate flooring, radiator and storage cupboard. A window providing natural light brightens the room and completes the inviting feel of this space.

### Bedroom 3

7'7" x 8'0"

A good sized bedroom ideal for use as a study or additional sleeping space, painted in soft grey tones. The room includes a window for natural light and enough space for a desk or bedroom furniture, creating a versatile and practical room.

### Loft Space

16'4" x 11'0"

An expansive loft space with carpeted flooring and sloped ceilings, offering a versatile area that could be used for storage, play, or a creative workspace. The room benefits from a Velux window that invites natural light into this larger upper level space.

### Rear Garden

The rear garden is private and low-maintenance, featuring a mix of artificial lawn and pavers. A wooden pergola deck provides a lovely spot for outdoor dining or relaxing, while the garden is well enclosed with fencing, making it a secure space for children or pets.

### Garage

9'1" x 16'8"

The detached garage offers convenient off-road parking and additional storage. It can be accessed via the garden or a tenfoot to the rear of the property and is spacious enough to accommodate a car or serve as a workshop.

### 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

### 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.

### Money Laundering Regulations

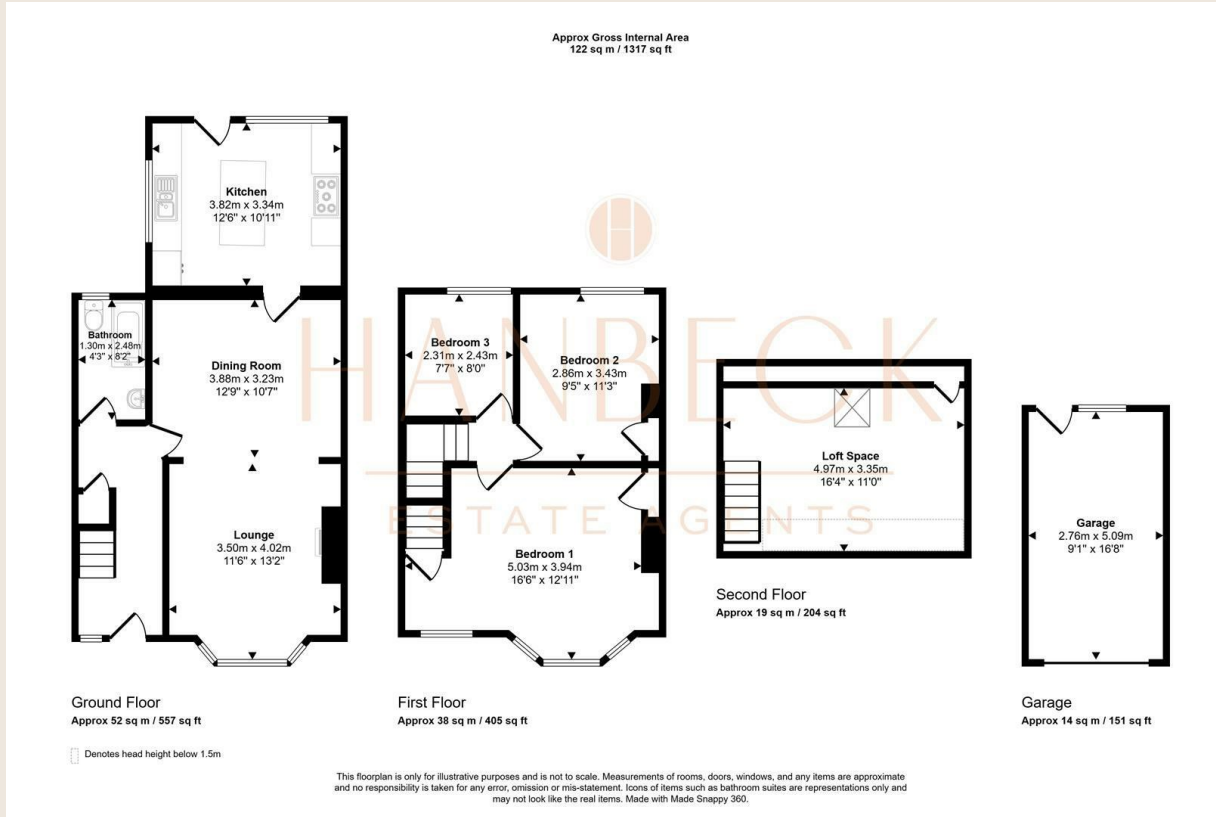
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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



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



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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.