



Templewaters

Hull, HU7 3JN

- NO CHAIN
- Mid-Terraced Home
- Integrated Garage
- Downstairs WC
- Great Schools Nearby
- Three Bedrooms
- Three Storey Living
- Conservatory
- Popular Location
- Viewing Recommended

Asking price £175,000





Situated in the popular Kingswood area, this well-presented three-bedroom, three-storey mid-terrace property on Templewaters offers spacious and versatile accommodation, ideal for families and professionals alike.

The ground floor comprises a fitted kitchen, a convenient downstairs WC and a bright conservatory providing additional living space with access to the enclosed rear garden.

To the first floor, there is a spacious lounge and the main bedroom, which benefits from its own en-suite shower room. The second floor offers two further bedrooms and a modern family bathroom.



Externally, the property enjoys an enclosed rear garden, perfect for outdoor entertaining and family enjoyment, while a driveway to the front provides off-street parking.

Early viewing is highly recommended to appreciate the accommodation and excellent location this home has to offer.

Entrance Hall

Welcoming entrance hall with access to the kitchen, downstairs WC and staircase to the first floor. With laminate flooring and a radiator.

Kitchen

16'0" x 8'8"

Fitted kitchen with a range of wall and base units with wood effect work surfaces. There is laminate flooring, a radiator, freestanding double oven and hob, with overhead extractor. Double doors lead to the conservatory and there is a useful storage cupboard/pantry.

Conservatory

12'10" x 8'7"

Bright and spacious conservatory providing additional reception space with French doors opening out onto the enclosed rear garden. With laminate flooring and a radiator.

Downstairs WC

Convenient ground floor room comprising low flush WC and wash hand basin. With laminate flooring and a radiator.

Lounge

16'1" x 11'11"

Generously proportioned lounge offering ample space for both seating and entertaining. There are two windows providing ample natural light enhancing the space, with With laminate flooring and two radiators.

Bedroom 1

9'1" x 13'3"

Spacious principal bedroom with two windows flooding the space with natural light and facing the rear aspect. With laminate flooring, radiator and door leading to the en-suite.

En Suite

5'10" x 5'5"

Stylish en-suite fitted with an enclosed rainfall style shower, WC and wash hand basin with vanity below. With vinyl flooring, heated towel radiator and a frosted window.

Bedroom 2

15'11" x 9'11"

Great sized second bedroom with two windows facing the front aspect and providing natural light to brighten the space. With carpet flooring and two radiators.

Bedroom 3

9'3" x 15'5"

Another good sized bedroom with carpet flooring, radiator and a window providing natural light.

Bathroom

7'8" x 5'8"

Modern family bathroom with a bath tub, pedestal wash hand basin and WC. The walls are fully tiled and there is a frosted window providing privacy and ventilation. With vinyl flooring and a heated towel radiator.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area ideal for seating or dining. It is enclosed by timber fencing and features a garden shed, providing useful storage.

Front External

To the front of the property there is a private driveway and paved path leading to the front door.

Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - D
- Energy Performance Certificate Rating (EPC) - C
- 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

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Money Laundering Regulations

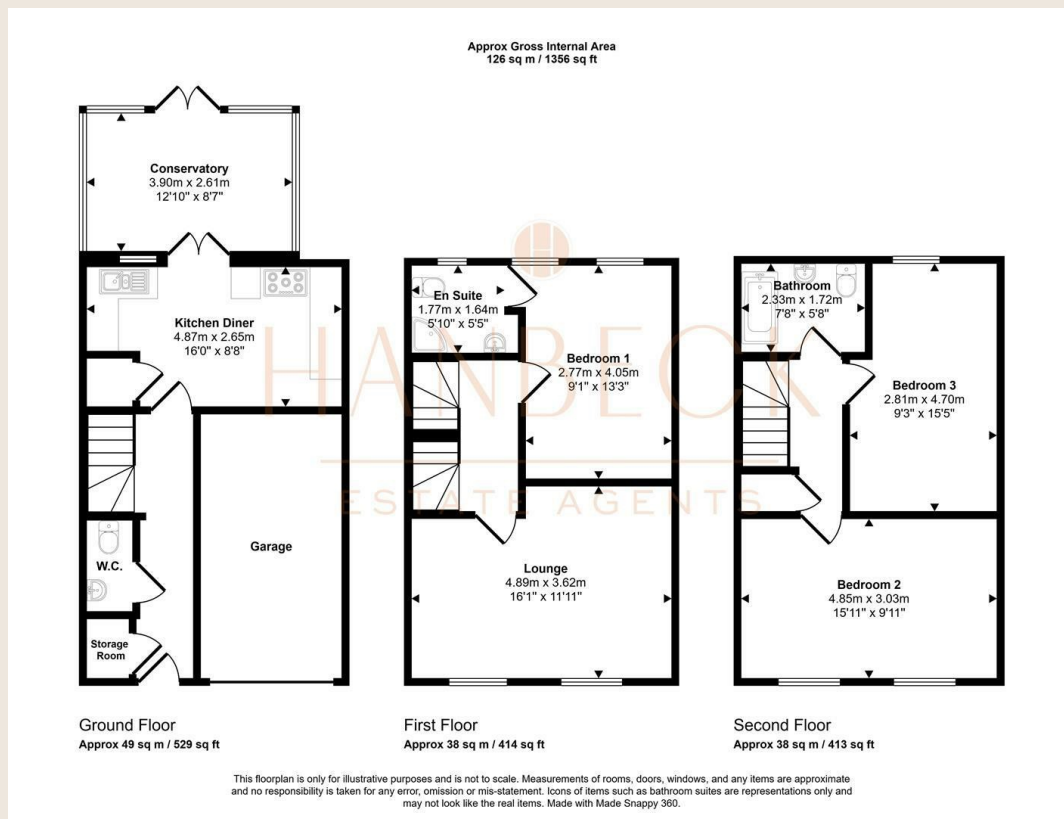
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 **D**
EPC Rating **C**



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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.