





Grosvenor Road

Hull, HU7 3DS

- NO CHAIN
- Three Bedrooms
- Open Plan Living
- Allocated Parking
- Popular Location
- Three Storey
- Mid-Terraced Home
- Downstairs WC
- Close to Shops, Cafes & Retail Park
- Viewing Essential



Offers in excess of £160,000







** Available with No Onward Chain**

Welcome to this lovely mid-terrace home located on Grosvenor Road in the desirable area of Kingswood. Offering modern living across three spacious floors, making it ideal for families, first-time buyers, or investors alike.

The ground floor features a bright and contemporary open-plan layout, combining the kitchen and lounge area to create a sociable and versatile living space. Double patio doors at the rear allow plenty of natural light to flow in and provide direct access to the rear garden, perfect for indoor-outdoor living. A convenient downstairs WC completes the ground floor.

The first floor hosts two bedrooms along with the family bathroom, while the entire top floor is dedicated to the impressive master bedroom. This generous space offers privacy and flexibility.

Externally, the property benefits from an enclosed rear garden with a gate providing access to allocated parking at the rear, adding both practicality and security.

Situated in the popular Kingswood area, the property is close to a range of local amenities, shops, and transport links, making it a convenient and appealing place to live.

This property represents a fantastic opportunity for those looking to purchase a modern home in a sought-after location. With its stylish design and practical layout, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful house your new home.

Hallway
5'0" x 4'8"
The hallway provides a welcoming entrance to the home, with a practical layout leading to the lounge / kitchen and the stairs to the upper floors.

Open Plan Lounge / Kitchen
9'0" x 22'0"
This open plan lounge and kitchen spans a generous area, creating a bright and welcoming space perfect for modern living. The kitchen features a practical layout with cream cabinetry complemented by wood-effect countertops and a central breakfast bar with seating. Integrated appliances include a gas hob, oven and extractor unit. The lounge area, carpeted for comfort, offers ample room for seating and relaxation, with natural light filtering in from the rear doors that open onto the garden.

Downstairs W.C.
A convenient downstairs WC fitted with a toilet, pedestal hand wash basin and radiator, with wood-effect vinyl flooring.

Bedroom 2
12'3" x 7'6"
A well-proportioned bedroom on the first floor, featuring a window that fills the space with natural light. The neutral decor and carpeting offer a fresh, airy feel, ideal for restful nights or a quiet retreat.

Bedroom 3
12'1" x 7'7"
This cosy space faces the front aspect and has two windows that let in daylight. This room would be ideal as a nursery, dressing room or home office, with a calm and neutral backdrop.

Bathroom
5'5" x 5'10"
Contemporary and stylish bathroom with grey tiling that contrasts nicely with the white walls and bathroom suite. It features a bath with a shower overhead, hand wash basin and a toilet, creating a fresh and functional space with modern fittings.

Bedroom 1
8'10" x 16'1"
This spacious and serene bedroom is located on the top floor, benefitting from two velux skylight windows that flood the room with natural light. The soft carpeting and neutral tones create a calm atmosphere making this an ideal master bedroom.

Rear Garden
An enclosed rear garden, accessible via patio doors from the lounge. The space is ideal for outdoor seating or entertaining and includes a rear gate providing access to allocated parking.

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

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.

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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.

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.

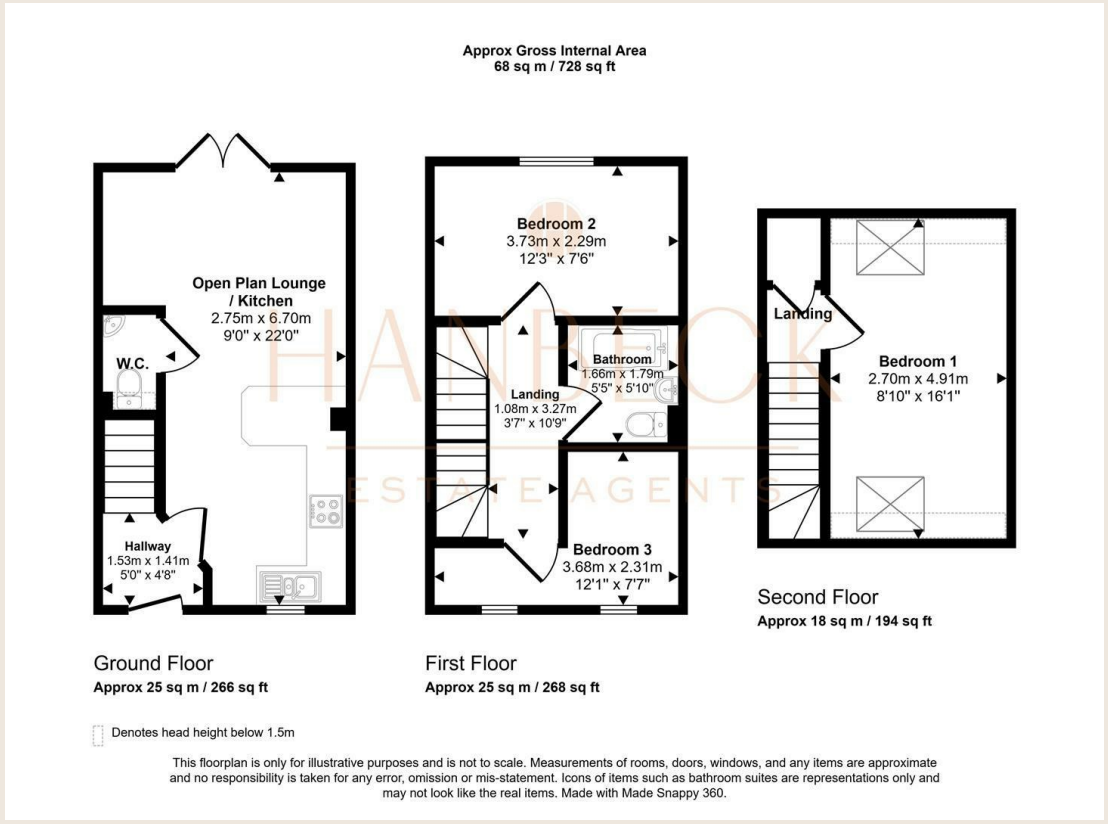
Disclaimer
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended 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.







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Council Tax Band **C**
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.