





Meadowbank Road

Hull, HU3 6XL

- End-Terraced Home
- Excellent Potential to Extend
- Kitchen with Breakfast Bar Area
- Allocated Parking
- Close to Local Amenities & Schools
- Three Bedrooms
- Spacious Through Lounge & Dining Area
- Large Rear Garden
- Ideal for First Times Buyers & Growing Families
- Viewing Highly Recommended



Offers in excess of £180,000







Situated in a popular residential location, this three-bedroom end-terraced home offers spacious accommodation throughout and plenty of potential for buyers looking to put their own stamp on a property. With the added benefit of a generous rear garden, the property also offers excellent potential for a rear extension, subject to the necessary planning permissions and building regulations, making it an ideal opportunity for growing families, first-time buyers or those looking for a home they can develop over time.

The ground floor comprises an entrance hall, a through lounge and dining area providing a versatile living space, and a kitchen with a breakfast bar area. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a large rear garden, offering plenty of outdoor space for relaxing, entertaining or exploring the potential to extend. To the front, there is a driveway providing off-street parking. The property also benefits from CCTV for added security and peace of mind.

Offering generous outdoor space, three bedrooms and exciting scope for improvement and extension, call us today to book your viewing!

Entrance Hall
Accessed via the front entrance, the hallway provides access through to the main ground-floor accommodation, with stairs leading to the first floor, laminate flooring and radiator.

Through Lounge & Dining Area
11'9" x 14'7" / 9'10" x 10'8"
A spacious through lounge and dining area offering a versatile living space. The layout provides ample room for both lounge and dining furniture, creating a practical space for everyday living. The lounge features a front bay window, carpet flooring and radiator. The dining area offers laminate flooring, radiator and patio doors leading to the rear garden.

Kitchen & Breakfast Bar Area
6'7" x 11'9" / 6'9" x 10'11"
The kitchen features a breakfast bar area, providing additional space for casual dining and food preparation. The kitchen offers tiled flooring, laminate work surfaces, oven, hob, extractor hood, sink & drainer, window, radiator and door leading to the rear garden. The breakfast bar area features laminate flooring, radiator and a bay window located to the side aspect.

Bedroom One
8'6" x 15'0"
A well-proportioned main bedroom offering space for bedroom furniture and storage. With laminate flooring, fitted sliding wardrobes, radiator and a bay window allowing natural light to flood into the room.

Bedroom Two
10'7" x 10'6"
A second bedroom providing flexible accommodation, with laminate flooring, storage cupboard, radiator and window.

Bedroom Three
6'2" x 7'1"
The third bedroom offers additional versatility and could be utilised as a child's bedroom, guest room or study. With laminate flooring, radiator and window.

Family Bathroom
6'3" x 6'8"
The family bathroom serves all three bedrooms and provides the essential facilities for the household. Providing tiling throughout, toilet, vanity unit, bath tub, shower attachment, shower screen, privacy glass window and radiator.

Outside
To the rear, the property benefits from a large garden offering plenty of outdoor space for families, gardening enthusiasts or those who enjoy entertaining. The generous plot also presents exciting potential for a rear extension, subject to the necessary planning permissions and building regulations.

To the front, a driveway provides convenient off-street parking.

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

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
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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Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

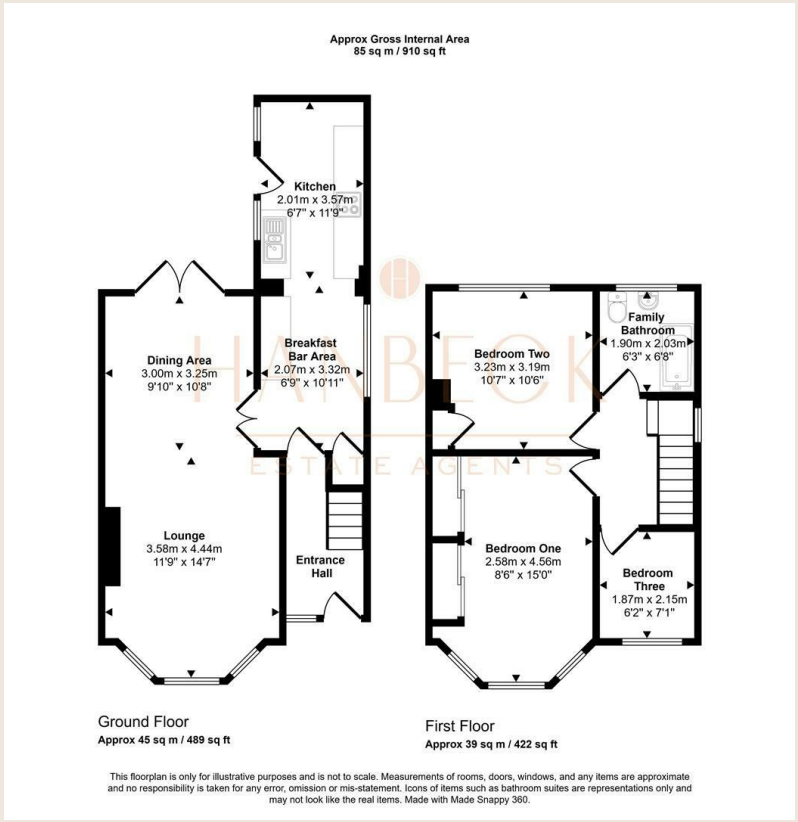
Disclaimer
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended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