



Pioneer Way Hull, HU7 3LS

- Three Bedrooms
- Beautifully Presented Throughout
- Popular Location Close to Amenities
- Gated Private Driveway
- Perfect for First Time Buyers & Families
- Semi-Detached Home
- Three Storey Living
- En-Suite to Master Bedroom
- Fantastic School Catchment Area
- Viewing Absolutely Essential

Offers in excess of £215,000





This beautifully presented three-bedroom semi-detached home is arranged over three floors and offers stylish, versatile living space that's ready to move straight into. Lovingly maintained by the current owners and finished to a high standard throughout, this fantastic property is perfect for growing families, professionals or anyone looking for a home in a sought-after location.

The accommodation begins with a welcoming entrance leading into a modern kitchen/diner which provides the perfect space for everyday family life and entertaining, with ample room for dining. Leading to the bright and spacious lounge, which is complete with French doors opening onto the beautifully landscaped rear garden.

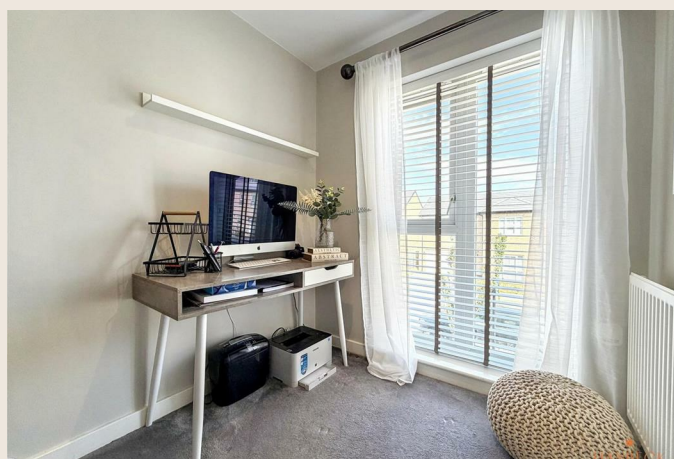
The first floor offers two well-proportioned bedrooms, a contemporary family bathroom and a generous landing area, creating the ideal space for a home office, study or reading nook.

Occupying the entire second floor is an impressive master suite, featuring a spacious bedroom, fitted wardrobe space and a stylish en-suite shower room, providing a peaceful retreat away from the rest of the home.

Externally, the property continues to impress with a thoughtfully designed rear garden, featuring a decked seating area, wooden pergola for sheltered alfresco dining, an artificial lawn for low-maintenance enjoyment, and a gravelled area connected by a pathway. To the rear, a gated driveway provides secure off-street parking.

Extras & Smart Home Features include white venetian blinds with grey tapering to all windows, full alarm system and CCTV and smart heating through HIVE. The ground floor staircase also lifts up to access additional storage.

Located in one of Kingswood's most desirable residential areas, the property is within easy walking distance of a wide range of shops, supermarkets, restaurants, cafés and leisure facilities, while also benefiting from excellent transport links and highly regarded local schools, making this an exceptional home in a fantastic location.



Kitchen

A contemporary kitchen featuring sleek white cabinetry that lines the walls, complemented by wooden countertops and integrated appliances including oven, hob and extractor, and washing machine and fridge/freezer with Salamander water system for increased water pressure. The space is well lit by natural light from two windows and provides ample space for dining furniture. Subtle recessed lighting and a neutral colour scheme enhance the clean, modern feel of the room.

Living Room

A spacious living room benefitting from natural light through French doors that open onto the garden, creating a seamless indoor-outdoor connection. The neutral tones of the walls and flooring, combined with recessed ceiling lights, offer a relaxed and contemporary setting for family time or entertaining guests.

Bedroom 1

An expansive bedroom flooded with natural light from a large window and two skylights, creating an airy and serene environment. The room features a generous carpeted floor space and neutral tones that enhance the tranquil atmosphere. With a dedicated walk in wardrobe and en-suite, the room also benefits from a landing area with a white balustrade, adding a unique architectural element and a sense of openness.

En-Suite

A stylish en-suite featuring a modern white toilet and pedestal wash hand basin alongside a large walk-in shower with clear glass enclosure and dark grey tiled walls. A small frosted window brings in natural light while maintaining privacy, and the room is finished with wood-effect vinyl flooring that adds warmth to the contemporary design.

Study

Part of the landing offers a space ideal as a small study or office area and currently features a desk positioned near a window, allowing natural light to filter through. The space is cosy with carpeted flooring and neutral walls, providing a quiet and functional environment for work or study.

Bedroom 2

A bright well-proportioned bedroom with soft carpeting and a large window that fills the room with natural light. The decor is neutral and understated, featuring subtle wall panelling on one wall providing a calm and restful ambience.

Bedroom 3

A good sized bedroom styled as a peaceful retreat, with carpeted flooring and soft green walls. There is a four legnth window providing natural light and this would be an ideal room for a child, guests or even a home office.

Bathroom

A contemporary bathroom featuring a white suite with a combined bath and overhead shower, complemented by patterned tiled walls in neutral tones and a striking teal accent wall. The room has a frosted window for privacy and is finished with wood-effect vinyl flooring, creating a fresh and modern look.

Rear Garden

A neatly maintained rear garden with a combination of artificial lawn and paved pathways. The garden includes a covered decking area for outdoor seating and entertaining, a 3 x 3 Summer House, currently used for storage, and is enclosed by brick and wooden fencing, offering privacy and a low-maintenance outdoor space. There is single gate access to the front of the property, along with double gate access at the rear, leading to the private driveway which is equipped with an EV charging port.

Front Exterior

To the front of the property, there is a small gravelled front area with a paved pathway 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

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?

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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

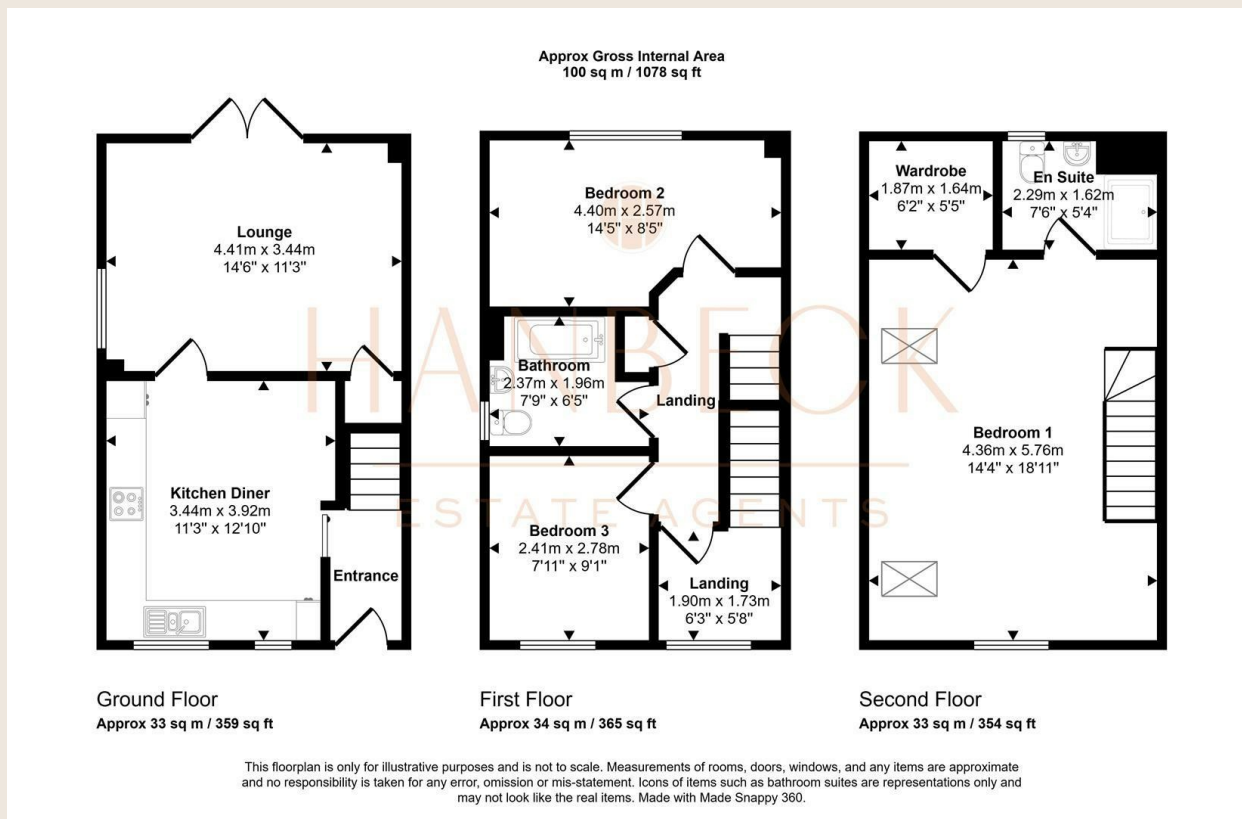
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 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 **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.