



Charlestown Way

Hull, HU9 1PJ

- Three Bedroom Semi-Detached Home
- Modern & Stylish Kitchen
- Integrated Garage
- Walking Distance to The Vibrant Marina
- Perfect Family Home
- Two Reception Rooms
- En-Suite to Master Bedroom
- Private Driveway
- Close to Local Shops & Amenities
- Viewing Absolutely Essential

Asking price £250,000





This beautifully presented three bedroom semi-detached home is situated within the ever-popular Victoria Dock development, offering a superb opportunity for buyers looking for a stylish and well-maintained home in a highly desirable location. Presented to a lovely standard throughout, the property offers well-proportioned accommodation arranged over two floors, with a welcoming and contemporary feel throughout.

The ground floor comprises a spacious lounge, a well-appointed kitchen and a bright conservatory overlooking the rear garden, providing an additional versatile reception space that could be used for dining, relaxing or entertaining. To the first floor are three bedrooms, including an impressive master bedroom benefitting from an ensuite shower room and Juliet balcony, together with a family bathroom.

Externally, the property benefits from a private driveway and integrated garage to the front, providing excellent off-road parking and useful additional storage. To the rear is a pleasant enclosed garden, predominantly laid to lawn with a shingled border and dedicated seating area, creating an attractive and easy-to-maintain outdoor space.



Victoria Dock is a particularly popular residential location, ideally positioned for access to Hull Marina, the waterfront and the city centre, whilst also being within easy reach of a range of local amenities, shops, restaurants and leisure facilities. The location also provides excellent access to Hull's road and transport networks.

A fantastic opportunity for first-time buyers, couples, families or investors alike, this property combines attractive accommodation, excellent presentation and a highly sought-after location. Early viewing is strongly recommended to fully appreciate the standard and position of this lovely home.

Entrance Hall

Welcoming entrance area, providing access to the ground floor accommodation, garage and stairs leading to the first floor. With neutral decor and a radiator.

Lounge

11'9" x 12'0"

The lounge offers a spacious area with a large window that fills the room with natural light. It is comfortably arranged with seating and opens up to an adjoining kitchen area, creating a spacious and connected living environment. The flooring throughout is a stylish Herringbone pattern that complements the neutral tones and modern decor.

Kitchen

15'5" x 7'10"

The kitchen is sleek and contemporary with high-gloss grey cabinetry and white worktops. It features integrated appliances, including an oven, hob, overhead extractor, and fridge freezer; and offers generous storage and preparation space. The Herringbone style flooring seen in the lounge, extends through the kitchen, lending continuity throughout the space.

Conservatory

12'3" x 10'2"

The conservatory is light and airy with plentiful windows and French doors leading out to the garden, creating a seamless flow between indoor and outdoor living. It offers a peaceful setting with space for seating and relaxation, ideal for enjoying the garden views throughout the year. With Herringbone style flooring and a traditional style radiator.

Bedroom 1

8'2" x 13'1"

A comfortable and bright space with warm wood effect laminate flooring and a Juliet balcony overlooking the rear garden and providing ample natural light. This room benefits from an en suite shower room, adding convenience and privacy.

En Suite

8'1" x 4'8"

The en suite shower room is well-equipped, featuring a walk-in shower with an overhead rainfall style shower and a glass screen, a WC, and a wash hand basin within a vanity unit. It is finished with a towel radiator and elegant tiling and wood-effect flooring, complementing the style of the main bathroom. A frosted window provides ventilation, privacy and natural light.

Bedroom 2

12'5" x 10'11"

A well-proportioned room with plenty of natural light from the window. It is tastefully decorated with light wood effect laminate flooring and has fitted wardrobes providing good storage. The room offers a versatile space suitable for a variety of uses.

Bedroom 3

8'5" x 9'1"

A good sized third bedroom with a window overlooking the front of the property. It features neutral decor and wood-effect laminate flooring, offering a cosy yet functional space suitable for guests, a child's room, or a home office.

Bathroom

6'9" x 6'2"

The bathroom has a modern design with a white suite that includes a P bath with an overhead rainfall style shower, a WC, and a vanity unit under the sink. The walls are tiled, and the flooring has a wood effect that adds warmth to the space.

Rear Garden

The rear garden is a well-maintained outdoor space featuring a bordered lawn. It offers an area with outdoor seating, perfect for relaxing or entertaining in a private setting enclosed by fencing, providing a peaceful retreat.

Front External

To the front of the property is a private driveway providing off-road parking, together with an integrated garage offering useful additional storage and parking.

Additional Information

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

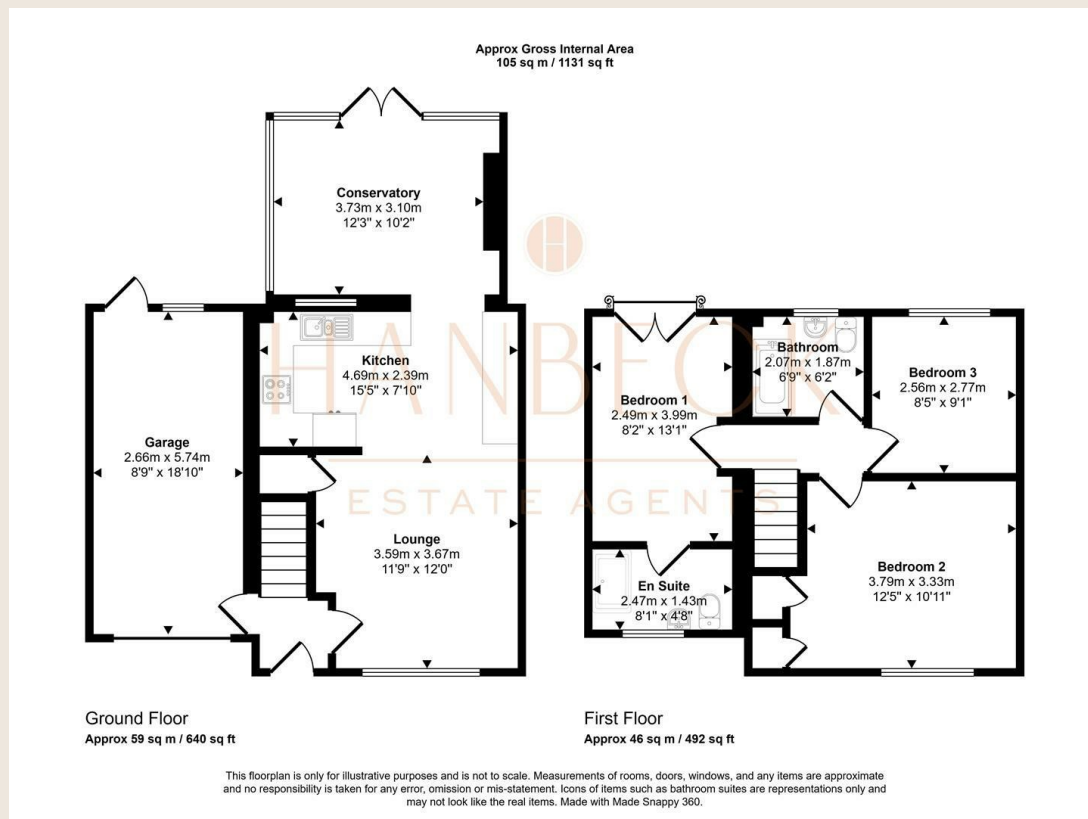
Money Laundering Regulations

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



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



Hull Office

929 Spring Bank West, Hull, East
Yorkshire, HU5 5BE

Contact

01482 680850
info@hanbecks.co.uk
hanbecks.co.uk

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.