



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



34 Ferryman Park

Asking Price £150,000

Paull Hull, HU12 8PS



A well presented three bedroom semi-detached home, positioned towards the end of a quiet cul-de-sac in the sought after rural village of Paull, enjoying a peaceful setting on the banks of the Humber Estuary whilst still offering convenient access to Hull for commuters.

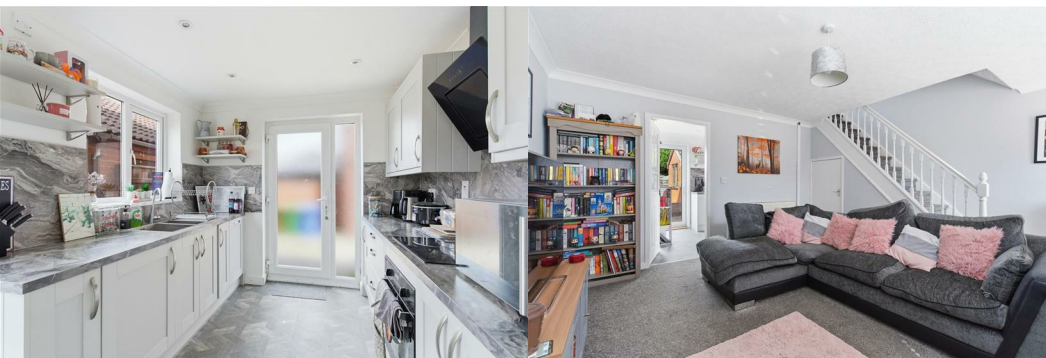
This attractive home is perfectly suited to first time buyers, young professionals or small families, offering a modern, ready to move into interior combined with practical outdoor space. The property occupies a pleasant plot with an open aspect frontage, a side driveway providing off street parking, and a brick built garage, ideal for storage or workshop use.

To the rear, the property benefits from a fully enclosed garden, designed with ease of maintenance in mind, featuring a laid to lawn section and a paved patio area directly adjoining the house – perfect for outdoor dining, entertaining, or simply relaxing during the warmer months.

Internally, the home is well laid out to suit modern living. The stylish kitchen diner, fitted with contemporary grey units and integrated appliances, forms the heart of the home. This flows through to a bright and spacious lounge, benefitting from dual front facing windows that allow for plenty of natural light, creating a welcoming living space.

To the first floor, the property continues to impress with three well proportioned bedrooms, including two comfortable doubles and a generous single, making it ideal for growing families, guests or a home office. The accommodation is completed by a fully tiled family bathroom fitted with a modern suite and shower over the bath.

Altogether, this is a fantastic opportunity to acquire a well finished home in a desirable village setting, offering a great balance of space, style and practicality, making it an excellent choice for those looking to take their next step onto or up the property ladder.





An open aspect gravelled frontage provides kerb appeal, complemented by a side driveway offering off street parking and leading through to a brick built garage at the rear, ideal for additional storage.

A gate opens into the enclosed rear garden, which is mainly laid to lawn with a paved patio area adjoining the rear of the property, providing a great space for outdoor dining and entertaining, with direct access from the kitchen diner via patio doors.

A side entrance door leads into the kitchen diner, fitted with a range of modern grey fronted units, incorporating an undermount sink, built-in oven with electric hob, and integrated appliances including a dishwasher and washing machine.

The layout flows through into the lounge, a bright and comfortable living space with two front facing windows allowing for excellent natural light, along with a spindled staircase rising to the first floor and useful storage

beneath.

To the first floor, the landing gives access to two double bedrooms, a good size single bedroom, and a fully tiled bathroom fitted with a modern suite including a shower over the bath.

Lounge 15'0" x 14'3" (4.58m x 4.36m)

Kitchen 14'11" x 8'6" (4.57m x 2.61m)

Bedroom 1 12'11" x 8'6" (3.95m x 2.6m)

Bedroom 2 10'0" x 8'6" (3.05m x 2.6m)

Bedroom 3 7'10" x 6'6" (2.4m x 2m)

Bathroom 6'2" x 5'6" (1.9m x 1.7m)

Agent Notes

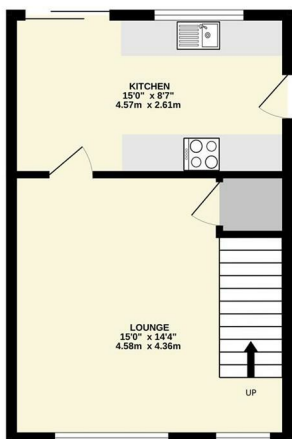
Parking: Off street parking is available.

Heating & Hot Water: heating & hot water supplied via a gas fired boiler.

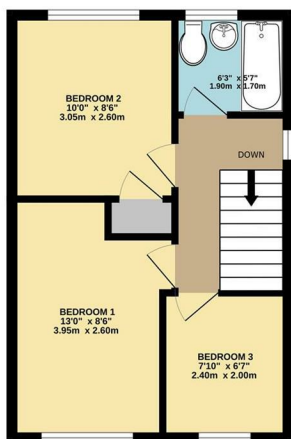
Mobile & Broadband: we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council Tax Band A

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.

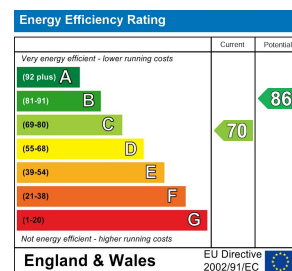


TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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Energy Efficiency Graph

Tenure:



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