



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 2 Humber Side Lane

Asking Price £160,000

Easington Hull, HU12 0SW



Located in the rural setting of Humber Side Lane, Easington, this charming semi-detached house presents an excellent opportunity for those seeking a comfortable family home. Recently refurbished to a high standard, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

Upon entering, you are welcomed into a bright and inviting reception room, perfect for relaxation or entertaining guests. The modern design and tasteful finishes throughout the home, which includes a newly fitted kitchen diner create a warm and welcoming atmosphere. The property also features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is the garage, providing ample storage space or the potential for a workshop. The quiet location enhances the appeal, offering a peaceful retreat from the hustle and bustle of everyday.

This semi-detached house on Humber Side Lane is not just a property; with its recent refurbishment and desirable features, it is a must-see for anyone looking to settle in a serene environment. Don't miss the chance to make this lovely house your new home. Call our office now to arrange a viewing 01964 611281.







A walled front garden leads to the property entrance, where the hallway welcomes you with stairs rising to the first-floor landing, Access continues into a spacious lounge with a handy under stairs storage cupboard and a central fireplace providing a feature focal point.

From here, the open plan aspect leads to through to the rear kitchen diner, newly fitted with contemporary units, tiled splash back and space for appliances. Access to the low maintenance rear garden is via the kitchen. The property also benefits from a garage which can also be accessed via the rear garden.

Upstairs, the first-floor landing gives access to three bedrooms, and a family bathroom providing flexible accommodation for a variety of needs.

**Kitchen/ Diner 18'4" x 9'6" (5.6m x 2.9m)**

**Lounge 15'1" x 14'9" (4.6m x 4.5m)**

**Bedroom 1 13'1" x 11'1" (4m x 3.4m)**

**Bedroom 2 11'5" x 10'2" (3.5m x 3.1m)**

**Bedroom 3 7'6" x 7'6" (2.3m x 2.3m)**

**Bathroom 6'10" x 5'10" (2.1m x 1.8m)**

### Garage & Garden

Part paved and part laid to lawn rear garden with access the garage.

### Agent Notes

Parking: Off street parking available via a garage.

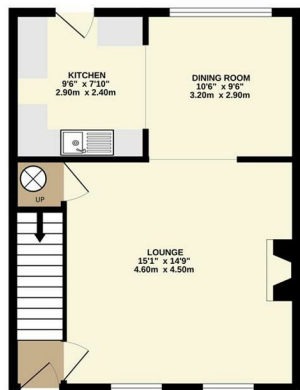
Heating & Hot Water: both are provided by a gas fired boiler.

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

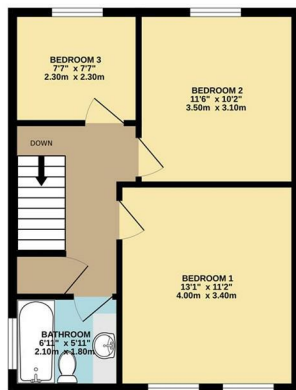
Council tax band B.

The property is connected to mains gas and mains drainage.

GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



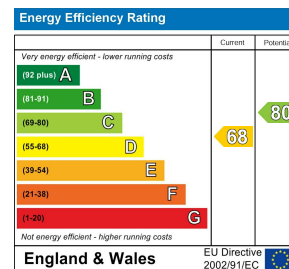
TOTAL FLOOR AREA: 884 sq.ft. (82.2 sq.m.) approx.

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, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given. Made with Metapix ©2025



## Energy Efficiency Graph

**Tenure: Freehold**



Council Tax Band B

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.