



# Goodwin Fox

## A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



### 39 Bond Street

£339,000

Hull, HU12 8NY



An impressive and exceptionally well proportioned executive four bedroom detached family home, enviably positioned within the highly sought after town of Hedon and conveniently located close to well regarded local schooling and everyday amenities. Offering an abundance of versatile living space, this substantial home has been thoughtfully designed to cater effortlessly to the demands of modern family life while retaining a welcoming and comfortable atmosphere throughout.

The ground floor provides an excellent balance of formal and informal living areas, with a spacious kitchen diner forming the heart of the home – ideal for busy mornings and sociable evenings alike. The generous lounge, complete with feature fireplace and French doors, flows seamlessly into a large rear conservatory that overlooks the enclosed garden, creating an impressive additional reception space perfect for entertaining, relaxing, or family gatherings. The sense of space continues upstairs, where four well sized bedrooms ensure flexibility for growing families, guest accommodation, or home working, with the principal bedroom benefiting from its own ensuite shower room.

Externally, the property continues to impress. A smart block paved driveway offers ample off street parking and access to the integral garage, while the fully enclosed rear garden provides a safe and private setting for children to play or pets to roam freely. Decked and paved seating areas enhance the outdoor space, making it equally suited to summer entertaining and everyday enjoyment.

Homes of this calibre, size and location are rarely available for long. Combining generous proportions, practical layout and a prime setting within one of Hedon's most desirable residential areas, this is a property that truly must be viewed to be fully appreciated. Early viewing is strongly advised to avoid disappointment.





The property is approached via a smart block paved driveway providing off street parking and access to the integral garage, which benefits from a roller shutter door and internal space to accommodate a vehicle, along with a personal door opening directly into the rear garden. A side gate provides additional access to the garden, which is fully enclosed and laid mainly to lawn, featuring a decked seating area and a further paved patio extending from the lounge French doors – ideal for outdoor dining and entertaining.

The front entrance opens into a welcoming entrance hall, finished with tiled flooring for ease of maintenance. Stairs rise to the first floor with a useful storage cupboard beneath, while a ground floor WC adds everyday convenience. From the hallway, the open plan kitchen diner offers an excellent family space, fitted with a range of white units providing generous worktop and storage space, with two windows allowing plenty of natural light. There is provision for a freestanding cooker and space for white goods.

The lounge spans the rear of the property and features a focal fireplace, with French doors opening onto the patio area. Open plan from the lounge, the conservatory provides a further reception space, enjoying views over the garden and offering flexibility as a dining area, playroom or relaxing garden room.

To the first floor, a central landing with built in cupboard gives access to four bedrooms, comprising three doubles and a good sized single. Bedrooms one and two are particularly generous, both benefiting from fitted wardrobes. The principal bedroom is further served by an ensuite shower room, while a family bathroom with shower over the bath serves the remaining bedrooms.

A substantial and well balanced family home in a highly regarded location, offering space, comfort and long term appeal.

#### Hall

**Kitchen/Diner 20'9" x 10'5" (6.35 x 3.20)**

**Lounge 17'6" x 12'1" (5.35 x 3.70)**

**Conservatory 17'6" x 13'1" (5.35 x 4.00)**

**WC 6'0" x 3'3" (1.84 x 1.00)**

**Garage 17'8" x 14'11" (5.40 x 4.55)**

**Bedroom 1 17'8" x 14'11" (5.40 x 4.55)**

**Ensuite 10'5" x 3'11" (3.20 x 1.20)**

**Bedroom 2 17'6" x 12'1" (5.35 x 3.70)**

**Bedroom 3 10'9" x 10'5" (3.30 x 3.20)**

**Bedroom 4 9'10" x 7'10" (3.00 x 2.40)**

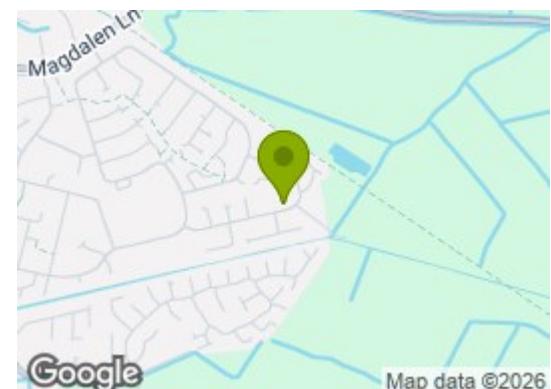
**Bathroom 9'2" x 5'10" (2.80 x 1.80)**

#### Agent Note

**Parking:** There is a private driveway for multiple vehicles.

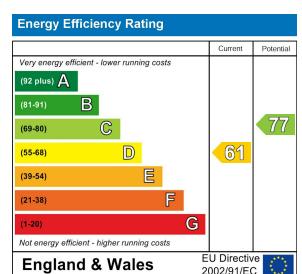
**Heating & Hot Water:** both are provided by a gas fired boiler.

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



#### Energy Efficiency Graph

**Tenure: Freehold**



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 firms employment has the authority to make/give any representation or warranty in respect of the property.

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