



Trinity Park, Hull, HU4 6EJ

Welcome to

Trinity Park, Hull

Beautifully presented two-bedroom semi-detached home situated on the popular Trinity Park development. Offering modern open-plan living, off-street parking and an excellent EPC rating of B.



Entrance Hall

A welcoming entrance hall provides access to the ground floor accommodation and downstairs wc.

Downstairs WC

Conveniently positioned off the entrance hall, the ground floor WC comprises a low-flush toilet and wash hand basin.

Kitchen

The kitchen is fitted with a range of contemporary wall and base units with a breakfast bar and incorporates a selection of built-in appliances including a fridge freezer, washing machine, tumble dryer, cooker with gas hob and extractor hood above. A sink and drainer unit sits beneath a window overlooking the front elevation.

Lounge

The living area offers ample space for furniture and benefits from French doors opening onto the rear garden, allowing plenty of natural light to flood the room. There is also a useful understairs storage cupboard providing additional practicality.

First Floor Landing

Providing access to both bedrooms and the family bathroom.

Bedroom One

A generous double bedroom positioned to the rear of the property, offering ample space for bedroom furniture and has the benefit of two built-in storage cupboards.

Bedroom Two

A further spacious bedroom located to the front of the property.

Family Bathroom

The modern family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, low-flush toilet and wash hand basin. A window to the side elevation provides natural light and ventilation.

Outside

To the front of the property is off-street parking for convenience.

The rear garden is mainly laid to lawn, well maintained and provides a pleasant outdoor space to enjoy. There is also a designated bin storage area.

Agent's Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to Trinity Park, Hull

- Two Bedroom Semi Detached Home
- Off Street Parking
- Well Presented Throughout
- Downstairs WC
- Close to Local Amenities, Shops and Schools

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBY111923 - 0004

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