



## 5 School Lane, Hull, HU7 3JQ

Offers Over £170,000

With no chain involved! This beautifully presented two-bedroom mid-terrace home offers comfortable and modern living in a highly convenient location, making it an ideal purchase for first-time buyers, small families, or investors.

Externally, the property benefits from dedicated parking and immaculately maintained gardens to both the front and rear, providing attractive outdoor spaces perfect for relaxing or entertaining. For added security and peace of mind, the home is also equipped with a CCTV system operated via an app.

Inside, the property features a stylish modern fitted kitchen complete with NEFF appliances, including a fridge freezer, dishwasher, washing machine, oven, hob, and extractor fan. Fixtures and fittings are included, allowing the property to be truly move-in ready. The home is also energy-efficient and economical to run, benefiting from Hive climate control low utility costs.

Further benefits include

Dual temp control ( Hive -App)

## Ground floor

### Entrance hallway

With entrance door, carpet flooring, radiator and doors to:

### Downstairs W/C

With vinyl flooring, radiator, low flush w/c and wall mounted hand wash basin.

### Lounge

With window to the front, carpet flooring and radiator. Open plan to kitchen.

### Kitchen

With window to the rear, karndean flooring, radiator, range of wall & base units with contrasting work surface & tiling to splash backs, sink unit with mixer tap, NEFF appliances, including a fridge freezer, dishwasher, washing machine, oven, hob, and extractor fan. French doors to the rear.

## First floor

### Landing

With carpet flooring, radiator, storage cupboard and doors to:

### Bedroom

With window to the rear, carpet flooring, radiator and fitted wardrobes.

### Bedroom

With window to the front, carpet flooring, radiator and fitted wardrobes.

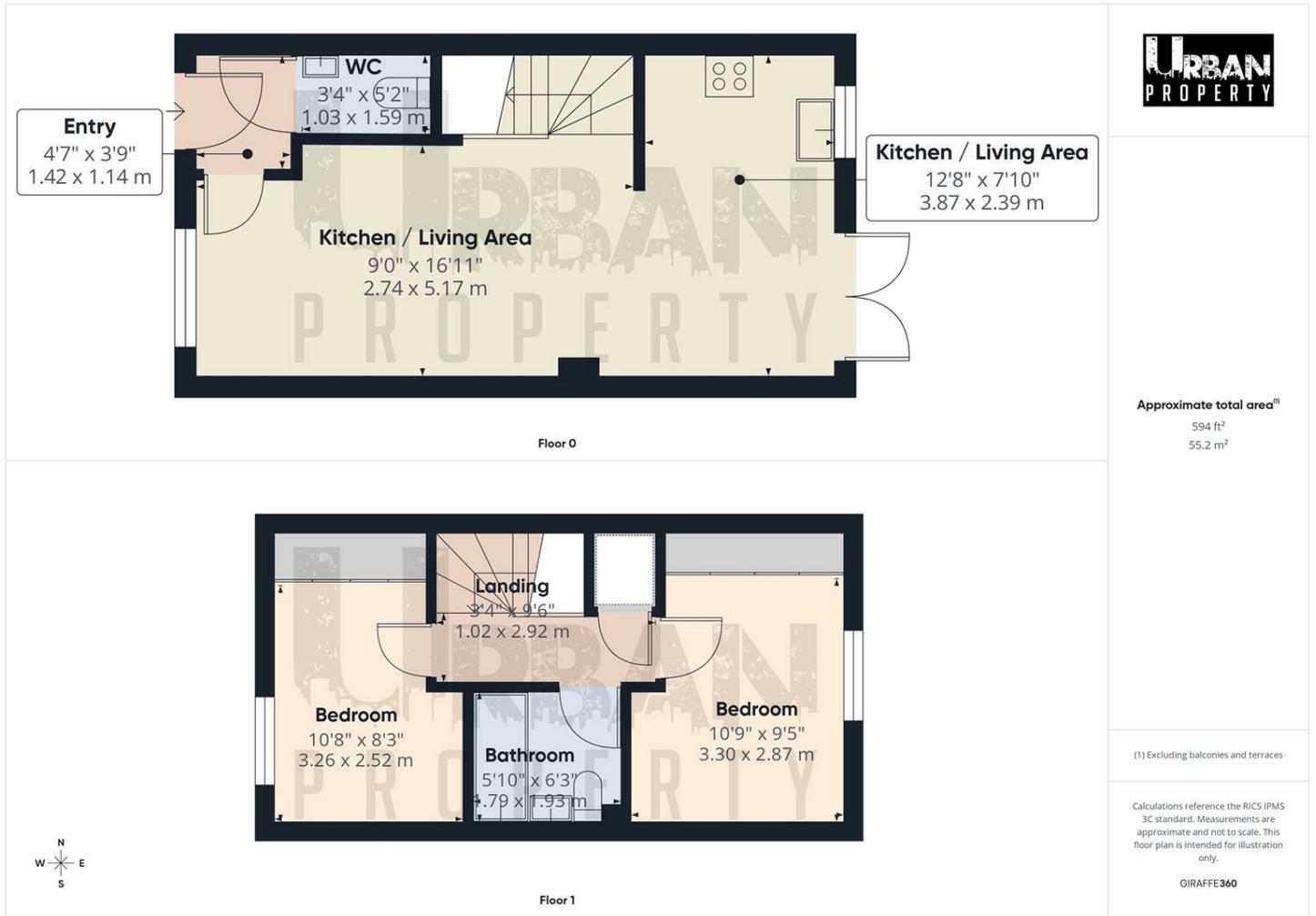
### Bathroom

With vinyl flooring, heated towel rail, low flush w/c, pedestal hand wash basin and panel enclosed bath with drench shower over.

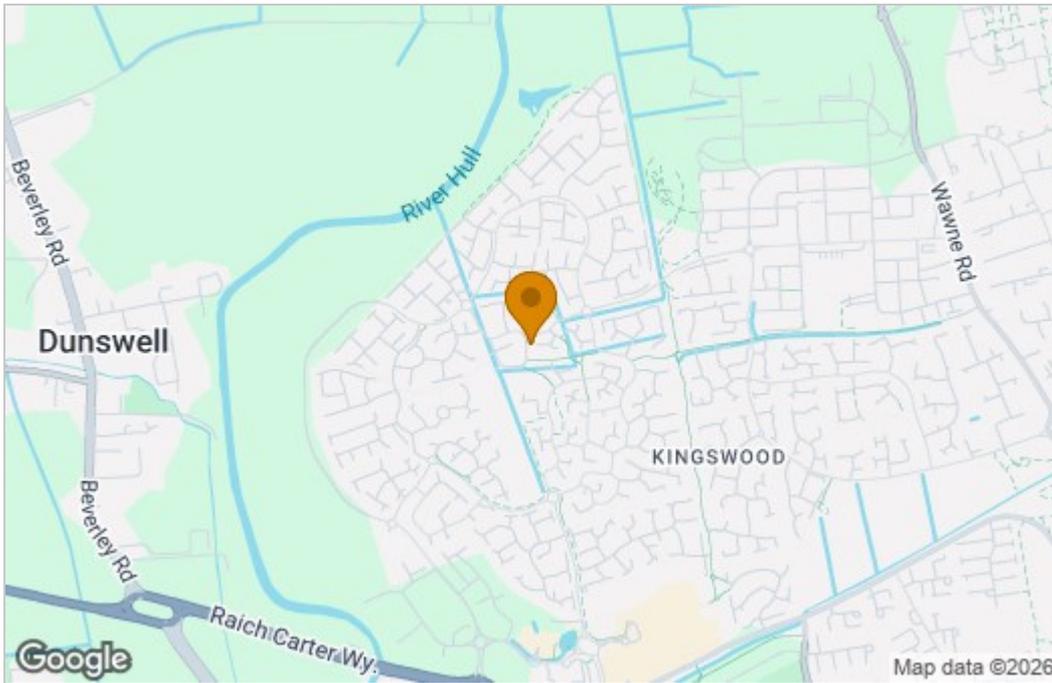
## Exterior

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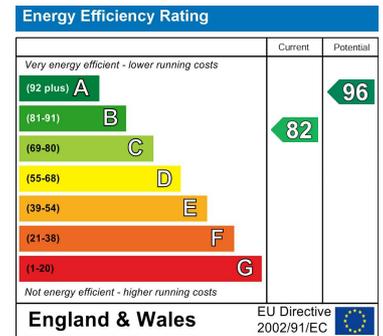
## Floor Plan



## Area Map



## Energy Efficiency Graph



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