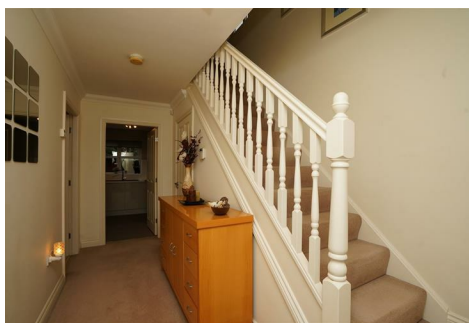




2 All Saints Mews, Hull, HU12 8RX

Offers Over £210,000

Situated in the popular village of Preston, this attractive three bedroom semi detached home is ideal for growing families. Benefitting from a spacious lounge, modern open plan dining kitchen, downstairs WC, en suite to the principal bedroom and a family bathroom. Externally, there is a generous rear garden with views towards the village church and off road parking for several vehicles. Freehold, with excellent access to local schools, amenities and the A1033. Early viewing is highly recommended!

Upon entering, the welcoming hallway features an attractive staircase leading to the first floor. The ground floor also benefits from a useful WC and a spacious lounge, complete with a feature fireplace, creating a comfortable setting in which to relax with family and friends.

The impressive open plan dining kitchen is a real highlight of the home, fitted with a contemporary range of high gloss units, complementary work surfaces and a breakfast bar. Integrated appliances include a dishwasher, washing machine, under counter fridge and freezer, alongside a built in oven, electric hob and extractor hood. The adjoining dining area provides ample space for family meals and entertaining, with French doors opening directly onto the rear garden and offering lovely views towards the village church.

To the first floor, a spacious landing leads to three well proportioned double bedrooms and the family bathroom. The principal bedroom benefits from sliding wardrobes and its own en suite shower room, while the remaining bedrooms offer flexibility for family members, guests or home working. The family bathroom is fitted with a panelled bath and overhead shower, wash basin and WC.

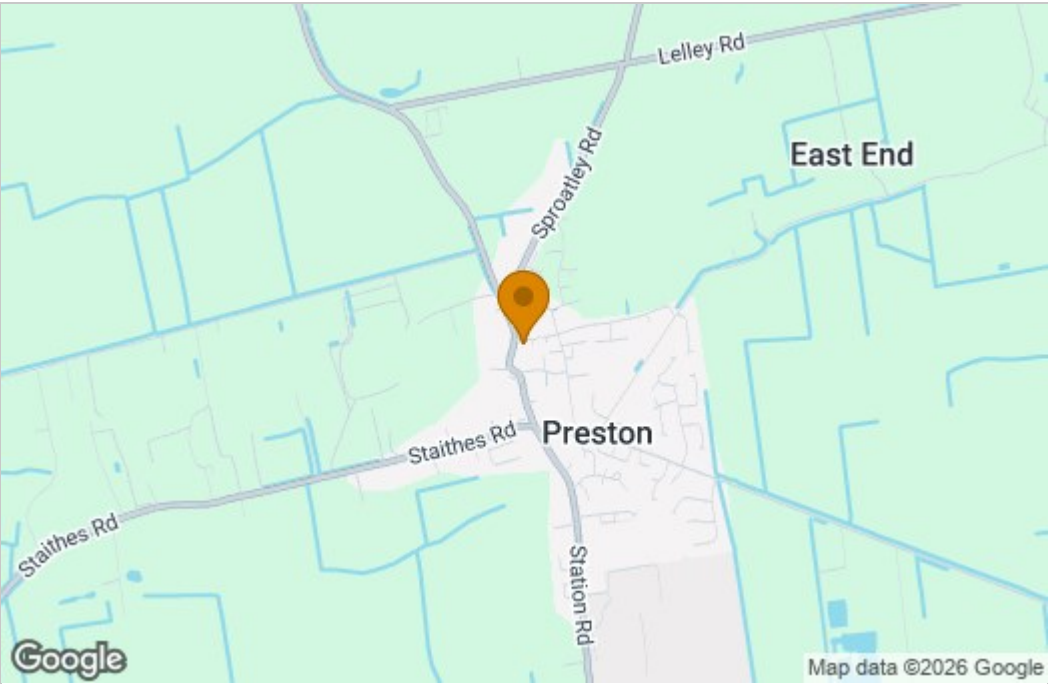
Externally, the rear garden provides an attractive outdoor space, featuring a lawn, paved patio and established trees beyond the garden, creating a pleasant backdrop for outdoor dining and relaxation. A gate provides access to the rear parking area, where there is ample off road parking for several vehicles.

Preston offers a range of local amenities, including convenience shops, traditional pubs and takeaways, together with a children's play park nearby. Preston Primary School and Holderness Academy serve the local area, while bus services connect the village with Hull and Hedon. The nearby A1033 also provides convenient road access to Hull, the wider East Riding and surrounding coastal areas.

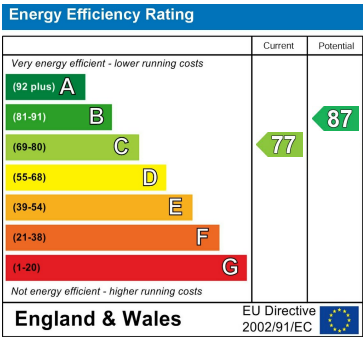
Floor Plan



Area Map



Energy Efficiency Graph



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 or give any representation or warranty in respect of the property.