

New Forest Way, Kingswood, Hull, HU7 3FX

**Asking Price £169,500**

SIMPLY STUNNING AND IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY CONVENIENTLY LOCATED FOR ALL THE AMENITIES KINGSWOOD HAS TO OFFER - NO STONE HAS BEEN LEFT UNTURNED IN PROVIDING A PROPERTY THAT IS IN SHOW HOME CONDITION AND IS READY TO MOVE INTO







**Summary:** Briefly comprising entrance hall, w.c., lounge, dining kitchen with a comprehensive range of attractive contrasting high gloss units, AEG integrated appliances, generous work surfaces and spacious dining area, utility room, three great size bedrooms with en-suite to the master and house bathroom, two off-road parking spaces to the front and lovely lawned garden to the rear. Perfect!

**Location:** Kingswood is a modern development of family homes which boasts an ASDA superstore, Boots the Chemist, various quality clothing retailers, McDonalds, David Lloyd Leisure Centre, a cinema, public house, a vast choice of eateries and various other local amenities with further planned in the near future. The area is ideally located for access to the Hull City Centre, the historic market town of Beverley and with easy access to the A63/M62 motorway link.

**Accommodation:** The property is arranged on two floors and briefly comprises as follows:

**Entrance Hall:** Leading to ...

**Lounge:** 19'3" x 12' (5.87m x 3.66m) With two windows to the front, coal effect electric fire set within attractive surround, coving to ceiling, understairs storage cupboard and double doors leading to the ...

**Dining Kitchen:** 16'1" x 11'5" (4.9m x 3.48m) With a comprehensive range of high gloss units in contrasting colours with work surfaces over, matching upstands, sink and drainer inset, integrated AEG oven, hob and hood, integrated Bosch dishwasher, integrated fridge/freezer, spacious dining area suitable for family size table and chairs and door leading to the ...

**Utility Room:** With plumbing for automatic washing machine, wall mounted central heating boiler and door to the rear.

**Ground Floor WC:** With low flush w.c., wash hand basin and half tiling to walls.

### First Floor

**Bedroom 1:** 12'10" max x 11'6" (3.9m max x 3.5m) With window to front, built-in storage cupboard and door leading to ...

**En-suite:** 6'1" x 5'8" (1.85m x 1.73m) With step in shower enclosure, tiled surround, low flush w.c., wash hand basin and window to front.

**Bedroom 2:** 14' max x 9'7" (4.27m max x 2.92m) With window to rear overlooking the garden.



**Bedroom 3:** 11' x 6' (3.35m x 1.83m) With window to rear overlooking the garden.

**Bathroom:** 8'10" x 6'5" (2.7m x 1.96m) Fully tiled with a suite in white comprising panelled bath, shower over, low flush w.c. and wash hand basin, window to side.

**Outside:** There is block paved parking to the front for two vehicles. To the rear the garden is primarily lawned with additional paved patio making a perfect location for summer dining, barbecues etc., fencing to the perimeter and timber shed.

**Central Heating:** The property has the benefit of gas fired central heating.

**Double Glazing:** The property has the benefit of UPVC double glazing.

**Council Tax:** Council Tax is payable to the Kingston Upon Hull City Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band C.\*

**Fixtures & Fittings:** Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



**Disclaimer:** \*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

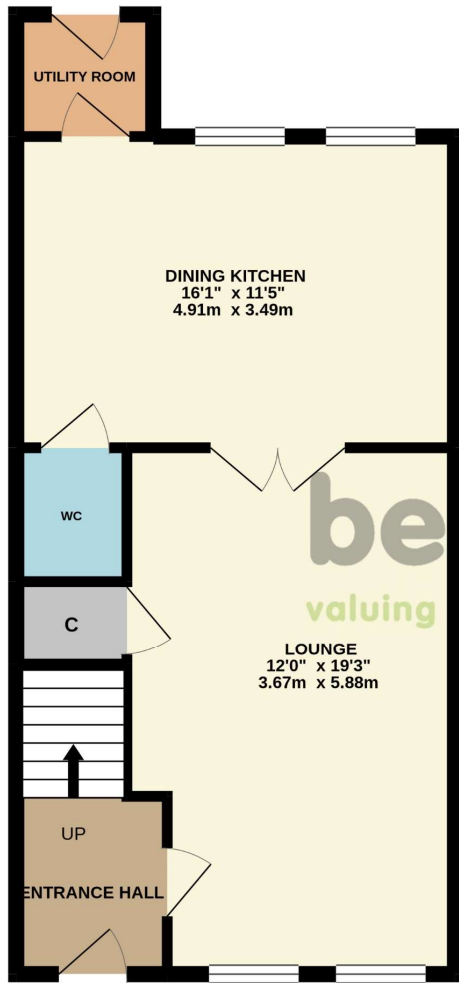
**Viewings:** Strictly by appointment with the sole agents.

**Mortgages:** We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Kingswood Office on 01482 426666.

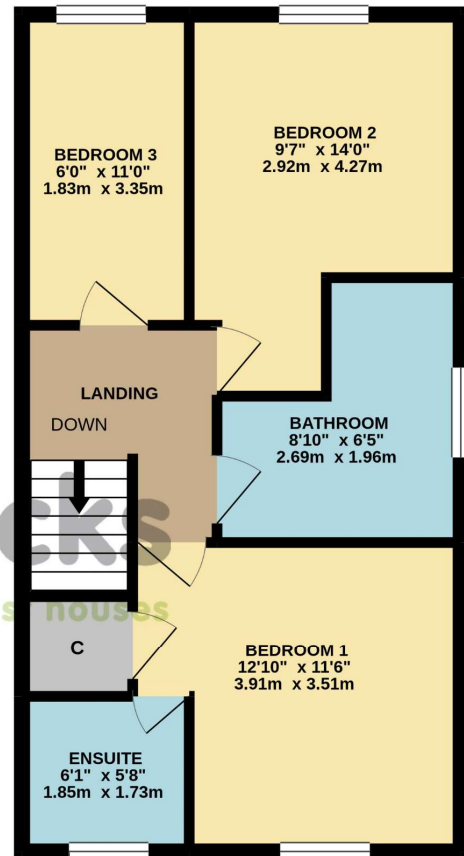
Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

**Valuation/Market Appraisal:** Thinking of selling or struggling to sell your house? More people choose beercocks in this region than any other agent. Book your free valuation now!

GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 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 operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## KINGSWOOD

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