

Bradgate Park, Kingswood, Hull, HU7 3JA

Asking Price £295,000

BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME WITH LARGE DOUBLE GARAGE AND PRIVATE GARDEN TO THE REAR - CALL NOW TO AVOID DISAPPOINTMENT





Summary: This property offers fantastic living accommodation in an extremely sought after location and is well presented throughout with the benefit of gas central heating and UPVC double glazing. Briefly comprising entrance hall, living room, dining room, conservatory, kitchen, utility, w.c. and internal access to the double garage, to the first floor four bedrooms, master with en-suite and family bathroom with gardens to the front and rear.

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: With solid oak flooring, stairs leading to the first floor and built-in storage cupboard.

W.C.: With vanity wash hand basin, low level w.c., tiled walls and tiled flooring.



Kitchen: 9'5" x 14'9" (2.87m x 4.5m) A modern fitted kitchen with a range of wall and base units, inset sink, built-in oven, gas hob, plinth lighting, space for fridge and freezer, under cabinet lighting and internal lighting, built-in breakfast bar, Karndean flooring and door to ...

Rear Lobby: With door to the double garage.

Utility Room: 8'11" x 7'10" (2.72m x 2.4m) With a range of wall and base units, plumbing for automatic washing machine, space for dryer, inset sink, Karndean flooring and door to the rear garden.

Living Room: 18'1" x 11'9" (5.5m x 3.58m) With feature fireplace and French doors leading to ...

Dining Room: 11'1" max x 11'9" (3.38m max x 3.58m) With French doors leading to ...

P-shaped Conservatory: With French doors leading to the garden and separate door leading to the garden.

First Floor

Bedroom 1: 11'8" x 11'4" (3.56m x 3.45m) With built-in wardrobes, overbed storage and built-in dresser unit.



En-suite: With wash hand basin, low level w.c., panelled bath with plumbed shower over, tiled to wet areas and tiled flooring.

Bedroom 2: 11'10" x 12'8" (3.6m x 3.86m)

Bedroom 3: 11'6" x 10'4" max (3.5m x 3.15m max)

Bedroom 4: 9'5" x 8'1" (2.87m x 2.46m)

Bathroom: With wash hand basin, low level w.c., panelled bath with shower over and tiled to wet areas.

Outside: To the front of the property the garden is laid to lawn with a tarmac drive allowing for off-street parking for multiple cars. To the rear of the property the garden is laid to lawn with a patio area, arrangements of flowers and shrubs and hedged border.

Central Heating: The property has the benefit of gas 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 D.*

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

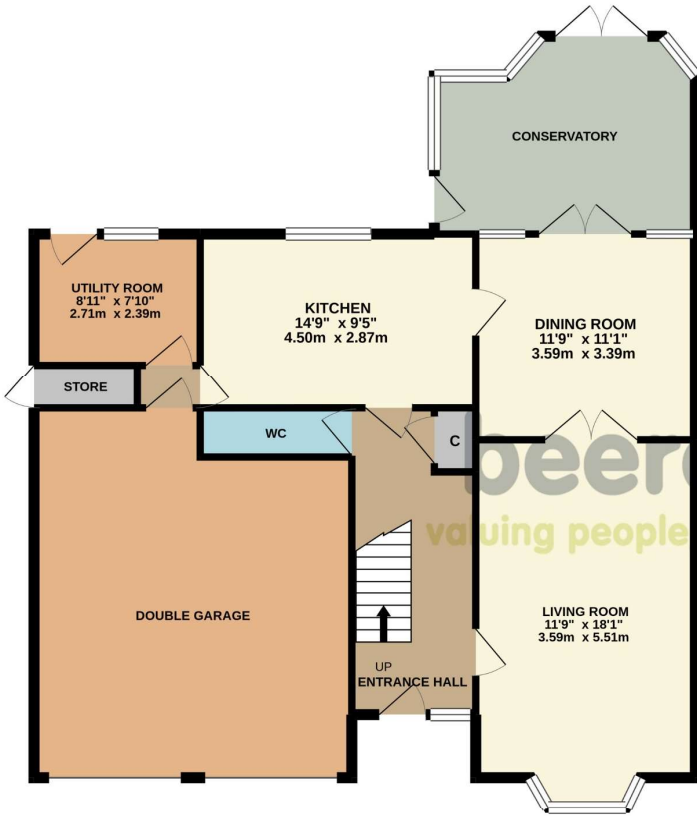
Disclaimer: *The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings: Strictly by appointment with the sole agents.

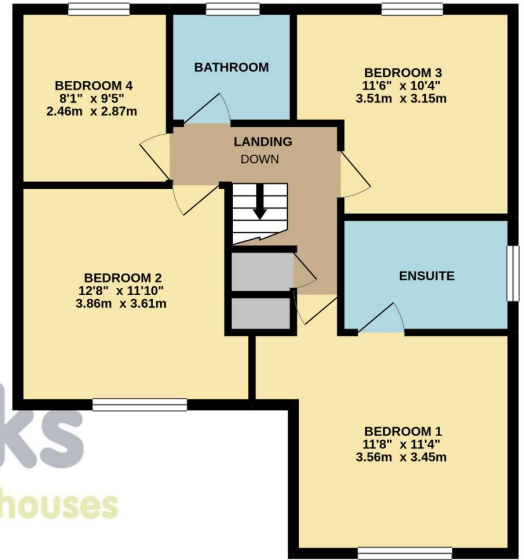
Mortgages: We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Kingswood Office on 01482 426666. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep 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
1156 sq.ft. (107.4 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1814 sq.ft. (168.5 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+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

KINGSWOOD

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