



91 Woodheys Park, Kingswood
HU7 3AN

£149,950

THREE LARGE DOUBLE BEDROOMS TO THIS PRISTINE FAMILY HOME WITH OFF-STREET PARKING AND GARAGE ~ JUST LOOK AT THE PHOTOS!!





Summary: With central heating, UPVC double glazing the property briefly comprises kitchen, downstairs W.C., understairs cupboard, lounge/diner with French doors leading to rear garden, first floor two double bedrooms and a family bathroom, second floor a master bedroom suite with en-suite. With a low maintenance garden to the front and garden to rear, beyond is a garage with off-street parking.

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 three floors and briefly comprises as follows:

Kitchen: With a high quality and contemporary range of base and eye level units, complementing work surfaces, tiles to splashback areas, integrated oven, hob, hood, sink unit, plumbing for automatic washing machine, space for fridge



freezer, designer radiator and cloaks cupboard.

Downstairs W.C: With low level W.C., vanity wash hand basin and tiles to splashbacks.

Lounge/Diner: With understairs cupboard and French doors leading to rear garden.

First Floor:

Bedroom 2: Double.

Bedroom 3: Double.

Family Bathroom: With a three piece suite comprising vanity wash hand basin, low level W.C. and panelled bath with shower attachment and tiles to splashback areas.

2nd Floor:

Master Bedroom: With built-in cupboard.

Dressing Area:

En-Suite: With double shower cubicle, low level W.C., vanity wash hand basin and storage cupboard.



Outside: The front of the property has a low maintenance theme and is mainly gravelled with path leading to front door. The rear of the property enjoys a southerly aspect with paved patio area, lawned garden, timber fencing. Beyond is an off-street parking space and garage.

Central Heating: The property has the benefit of 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.*

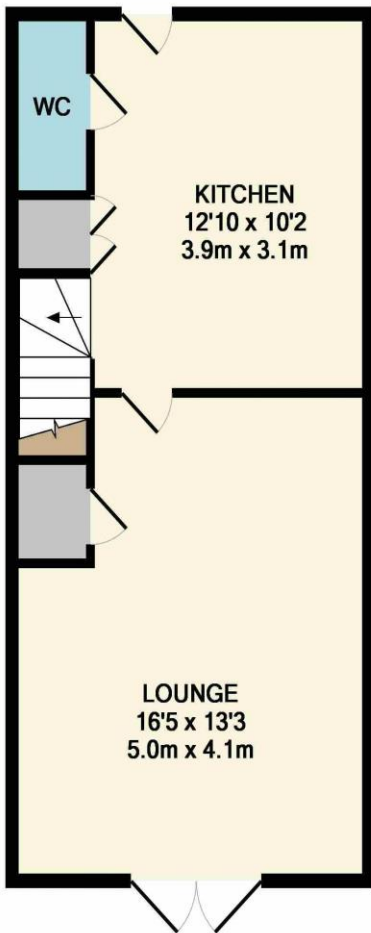
Fixtures & Fittings: Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

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

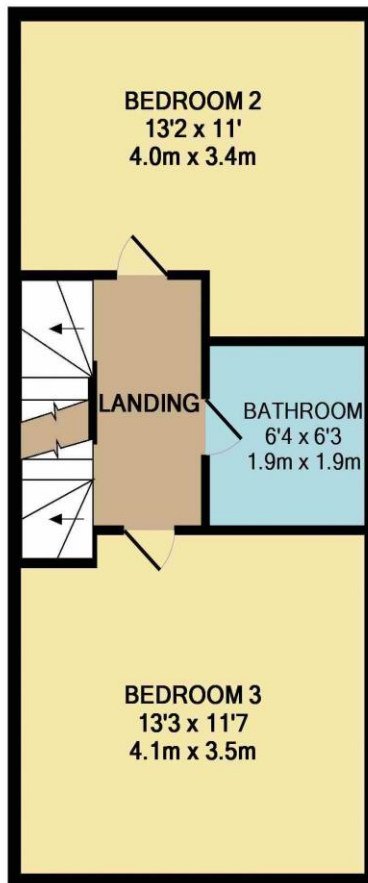
Viewings: Strictly by appointment with the sole agents.

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.

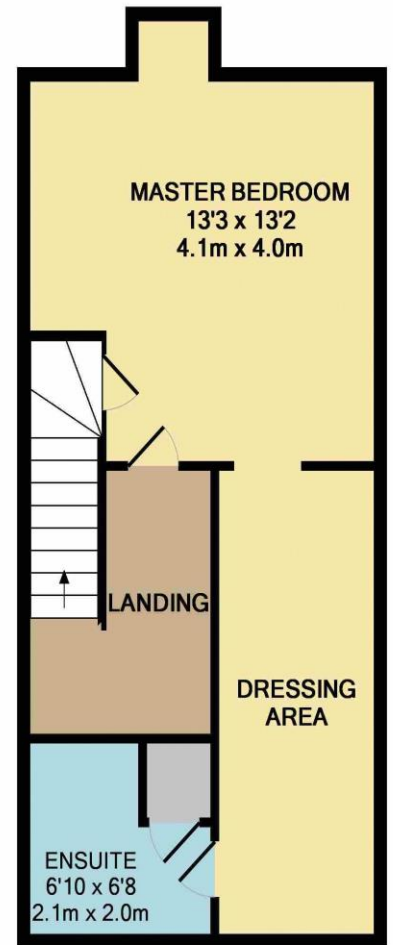
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GROUND FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)

91 WOODHEYS PARK, HU7 3AN
TOTAL APPROX. FLOOR AREA 1170 SQ.FT. (108.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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