



Floorplan of existing building. Plan produced using PlanUp.



£175,000

25 Attringham Park,
Kingswood,
Hull

HEATING & INSULATION

The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

The property is freehold. Vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the Kingston-upon-Hull City Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'C'.

VIEWING

Strictly by appointment with the sole agent's Beverley office. Tel: (01482) 866844.

All interested parties please be aware that one of the vendors is an employee of Dee Atkinson & Harrison.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Dee Atkinson & Harrison



25 Attringham Park, Kingswood, Hull, HU7 3GL

DESCRIPTION

Three bedroom townhouse located on the popular development in Kingswood, the home would be perfect for families or potentially first time buyers looking to get on the property ladder. The property briefly comprises:- Entrance hall, kitchen, downstairs W.C, living room, to the first floor is two double bedrooms and a bathroom and on the second floor is a very large bedroom with en-suite.

SITUATION

The area is very popular and is home to a variety of amenities such as a large supermarket, wide selection of restaurants and bars, cinema, bowling alley, gym and a range of retail outlets.



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

HALLWAY

Wood effect flooring and a radiator.

KITCHEN

Double glazed window to front aspect, range of wall and base units, work surfaces, stainless steel sink and drainer unit, fridgefreezer, space for washing machine, integrated dishwasher, gas hob with extractor over, electric oven and a radiator.

DOWNSTAIRS WC

Low level WC, hand wash basin, vinyl flooring and a radiator.

LIVING ROOM

Double glazed windows to rear aspect, French doors to rear, carpet flooring, television point, and two radiators.

FIRST FLOOR

LANDING

Carpet flooring and a radiator.

BEDROOM TWO

Double glazed window to rear elevation, carpet flooring and a radiator.

BEDROOM THREE

Two double glazed windows to the front elevation, carpet flooring and a radiator.

BATHROOM

White suite comprising of low level W.C, pedestal hand wash basin, panelled bath with shower over, vinyl flooring, storage shelves and a radiator.

SECOND FLOOR

BEDROOM ONE

Double glazed window to the front elevation, double glazed window to the rear elevation, carpet flooring, large storage cupboard and two radiators.

EN-SUITE

Window to rear elevation, walk in shower cubicle, low level W.C, pedestal hand wash basin, vinyl flooring and a radiator.

OUTSIDE

To the front is a small gravelled area with a path to the front door. To the rear is a south facing low maintenance garden, partially paved and partial artificial grass with a rear access gate.

GARAGE/PARKING

To the rear is a single garage with power supply and lighting. In front of the garage is a driveway and parking for two cars.