



Heritage Road, Hull, HU7 3LZ
Offers Over £240,000



Platinum Collection

Heritage Road, Hull, HU7 3LZ

Nestled in the charming Heritage Road of Kingswood, Hull, this delightful detached house offers a perfect blend of comfort and style and is a credit to it's current owners. Boasting a spacious layout with 1 reception room, 3 bedrooms, and 2 bathrooms, this property is ideal for families or those seeking a bit of extra space.

Built by the reputable Persona Homes on the sought-after Meaux Kingswood Site, this home exudes quality and craftsmanship and is on a larger than average plot, with 2 parking spaces and a brick built garage.

Step inside to discover a welcoming entrance hall, cloakroom/w.c., a cosy lounge, and a modern dining kitchen to the ground floor, and to the first floor are three generously sized bedrooms master with ensuite shower room and family bathroom..

Situated close to local amenities and excellent transport links, this property must be viewed early to avoid any disappointment.



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Key Features

- Beautifully Presented 3 Bedroom Detached House
- Conveniently Located to amenities and Good Transport Links
- Larger Than Average Plot, Parking for 2 Cars and Garage
- Welcoming Hall, Lounge, Dining Kitchen and Cloakroom
- Three Good Sized Bedrooms, Ensuite and Family Bathroom
- Early Viewing Is A Must As It's a Credit to Its Current Owners
- EPC - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		93
(81-91) B	82	
(69-80) C		
(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	

KINGSWOOD

Kingswood is a thriving new area located on the Northern outskirts of the City. In recent years it has expanded to a large popular area with superb dedicated shopping & leisure facilities including ASDA supermarket & cinema/bowling alley etc. Good road connections offer easy access to Hull City Centre, Beverley, Humber Bridge & A63/M62 motorway links.

ENTRANCE HALL

with double glazed entrance door, laminate flooring, understairs cupboard and stairs to the first floor.

CLOAKROOM/W.C.

with two piece white suite, comprising w.c., wash hand basin, laminated flooring, and xpelair.

LOUNGE

9'10 x 18'8 (3.00m x 5.69m)
with laminate flooring, double glazed french door and screens to side leading out to the rear garden,

DINING KITCHEN

18'1 x 11'6 (5.51m x 3.51m)
with a range of high gloss base and wall units, drawers, sink unit, electric oven and hob, extractor hood, built in fridge freezer, inset lights, tiled floor and two double glazed windows to the front and side elevation.

LANDING

with access to roof void.

BEDROOM 1

12'6 plus recess x 11'2 (3.81m plus recess x 3.40m)
with two double glazed windows to the front and side elevation and airing cupboard.

EN SUITE SHOWER ROOM

with three piece white suite, comprising shower cubicle wash hand basin, w.c., splash back tiling, inset lights and double glazed window to the front elevation.

BEDROOM 2

9'10 x 11'6 (3.00m x 3.51m)
with double glazed window to the rear elevation.

BEDROOM 3

9'10 x 6'11 (3.00m x 2.11m)
with double glazed window to the rear elevation.

FAMILY BATHROOM

with a three piece white suite, comprising panelled bath with glazed shower screen, wash hand basin, w.c., heated towel rail, inset lights and double glazed window to the side elevation.

EXTERNAL

Outside to the front of the property is a raised paved garden area and to the rear is a mainly laid to lawn, larger than average garden with brick walling forming boundary and gate. A rear driveway leads to a brick built garage with up and over door and additional parking is available to the side of the property

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for

this property is Band C . (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional 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.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not



constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

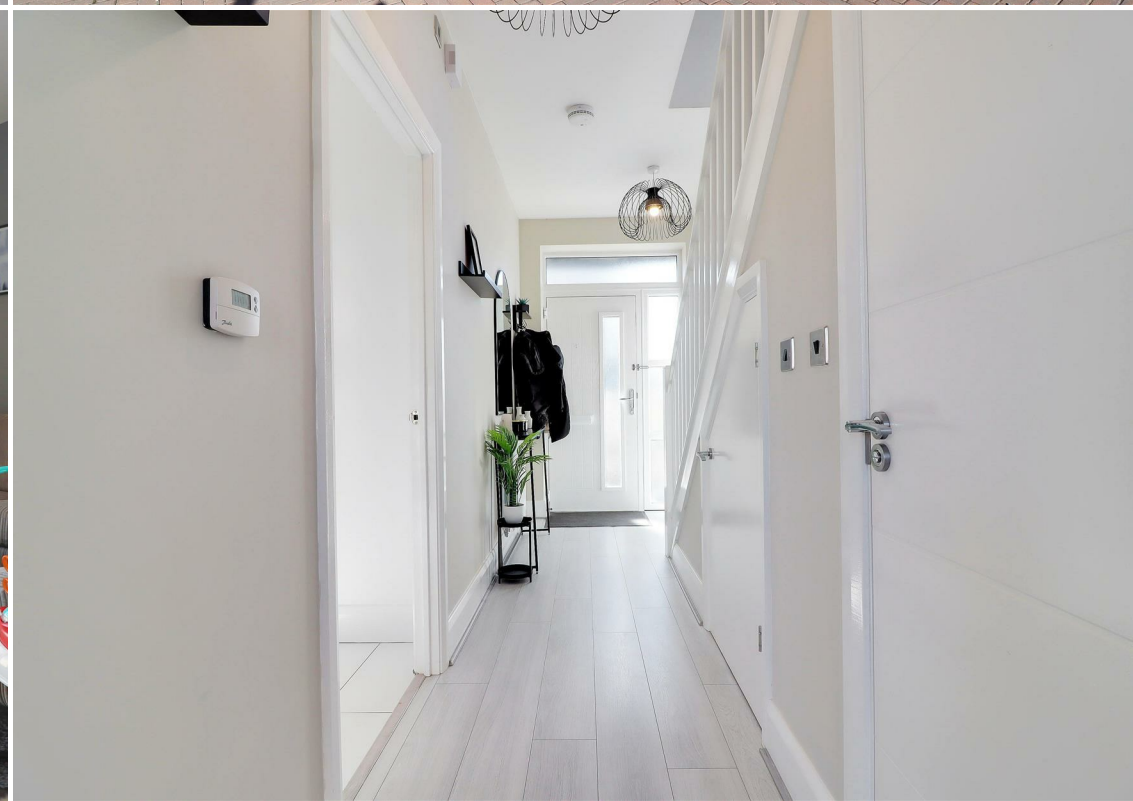
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected

person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

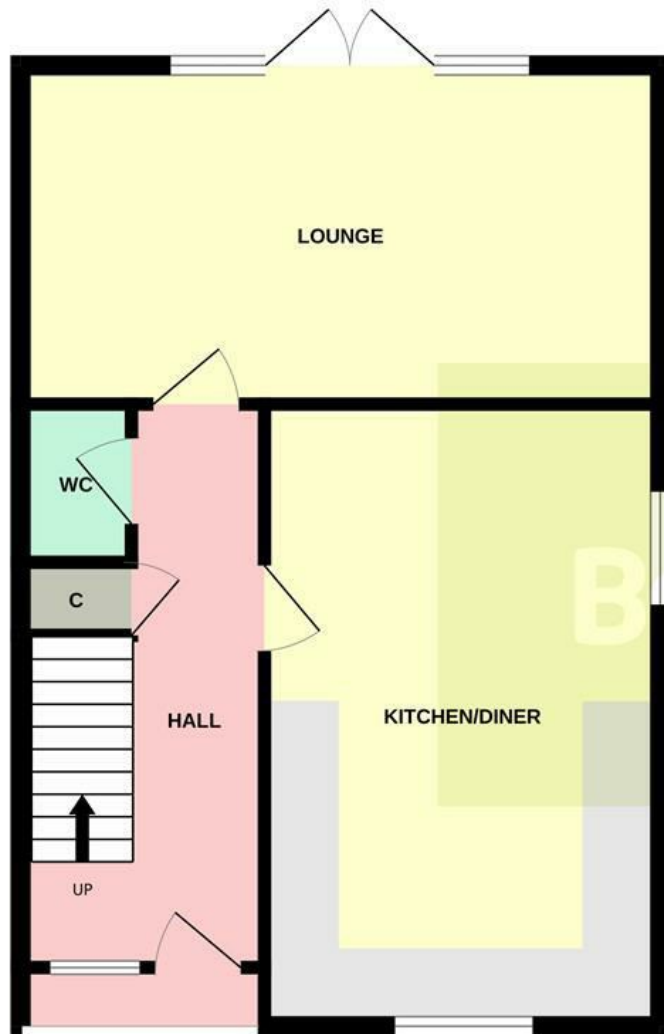
TENURE.

We understand that the property is Freehold. / Leasehold

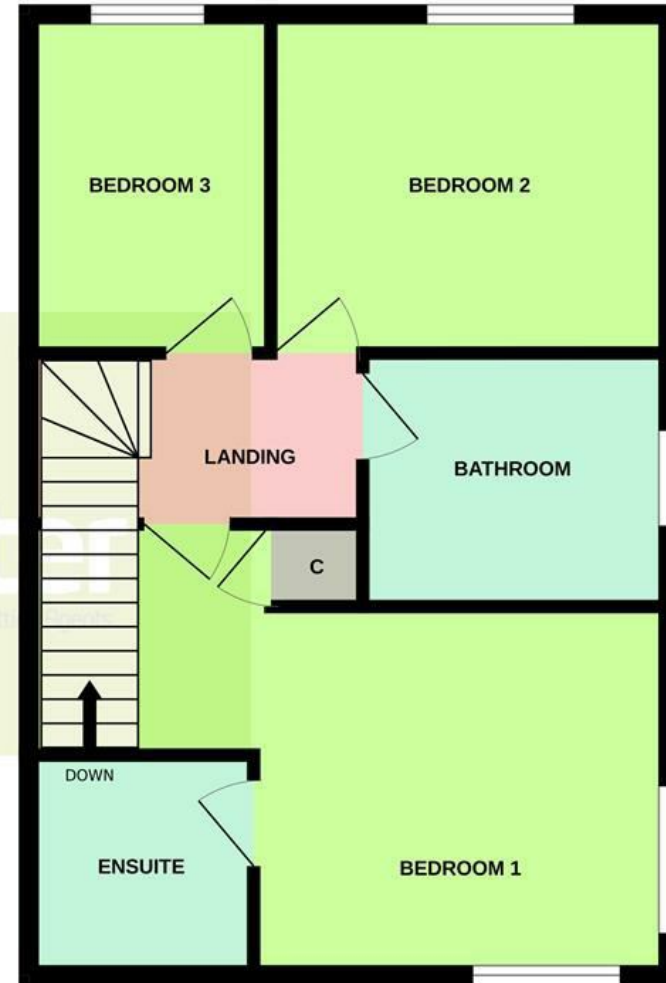




GROUND FLOOR



1ST FLOOR





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