



**Hampstead Gardens, Kingswood, HU7 3LB**  
Offers Over £350,000



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Platinum Collection

## Hampstead Gardens, Kingswood, HU7 3LB

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An amazing opportunity has arisen to acquire this beautifully presented four-bedroom detached property, ideally situated on the highly desirable Kingswood development. Located on a generous corner plot with open views, this home benefits from close proximity to the excellent retail and leisure amenities that Kingswood has to offer.

Offered with no onward chain, the property provides spacious and versatile living accommodation throughout. The ground floor comprises an inviting entrance hall, cloakroom/W.C., a bright and spacious lounge, a separate study, and an impressive open-plan living/dining kitchen—perfect for entertaining. A useful utility room completes the ground floor.

To the first floor, you will find four well-proportioned double bedrooms. The main bedroom boasts a stylish en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property is set within a quiet cul-de-sac and enjoys both front and rear gardens, a private driveway, and a detached brick-built garage.

Early viewing is highly recommended to fully appreciate the size, location, and quality of accommodation on offer.



# Hampstead Gardens, Kingswood, HU7 3LB

## Key Features

- Sought-After Kingswood Location
- 4 Bedroom Detached Property On a Generous Plot
- Open Views To The Front,
- Separate Lounge & Study, Large living/Dining Kitchen
- Utility Room An Cloakroom
- Main Bedroom with En Suite, Separate Family Bathroom
- Gardens, Driveway & Brick-Built Garage
- No Chain Involved
- EPC - B
- Council Tax E (Hull City Council)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</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 &amp; Wales</b>                  | 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.

## GROUND FLOOR

### ENTRANCE HALL

With oak flooring, understairs storage cupboard and stairs leading to first floor.

### CLOAKROOM/W.C.

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

### LOUNGE

11' 11" x 15' 11" (3.35m 3.35m x 4.57m 3.35m)  
with double glazed window to the front elevation and built in TV Mount storage cabinets beneath.

### STUDY

8' 10" x 10' 2" (2.44m 3.05m x 3.05m 0.61m)  
with double glazed window to the front elevation.

### LARGE LIVING/DINING KITCHEN

28' 1" x 10' 1" (8.53m 0.30m x 3.05m 0.30m)  
Modern shaker style kitchen, fitted with a range of wall and base units, in-set sink, mixer tap over, wood work surfaces, built-in oven and hob with hood over, tiled to splash back area, integrated dishwasher, wine cooler and breakfast bar, feature tiled wall, built in TV mount built in TV Mount storage cabinets beneath, wood flooring, double glazed window to the rear elevation and two double glazed French doors leading to the rear garden.

## UTILITY ROOM

with wall cupboards, laminate work surfaces, sink unit, plumbing for automatic washing machine, and double glazed door to side elevation.

## FIRST FLOOR

### LANDING

with 2 storage cupboard and access to roof void.

### BEDROOM 1

12'1" x 13'1" (3.7m x 4m)  
with double glazed window to the front elevation and built in wardrobes.

### EN SUITE SHOWER ROOM

with a three piece suite comprising shower in cubicle, wash hand basin, w.c. and double glazed window to the front elevation.

### BEDROOM 2

8'7" x 13'3" (2.64m x 4.04m)  
with double glazed window to the front elevation and built in wardrobes

### BEDROOM 3

13'1" x 12'1" (4m x 3.7m)  
with double glazed window to the rear elevation and built in wardrobes.

### BEDROOM 4

8'7" x 13'3" (2.64m x 4.04)  
with double glazed window to the rear elevation and built in wardrobes.

### FAMILY BATHROOM

with four piece whites suite, comprising panelled bath, shower cubicle, wash hand basin, w.c. splash back tiling, and double glazed window to the rear elevation.

## OUTSIDE

To the rear of the property is mainly laid to lawn garden with patio area and brick walling and fencing forming boundary with gate. To the front of the property the garden is laid to lawn with block paved drive to the side allowing for parking for numerous cars with an electric vehicle charging point and which leads to a brick built garage with up and over door..

## 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 E . (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 INCLUDED - Carpets, blinds, light fittings and EV Charger.

## 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



vitality 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 NTSEAT 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.

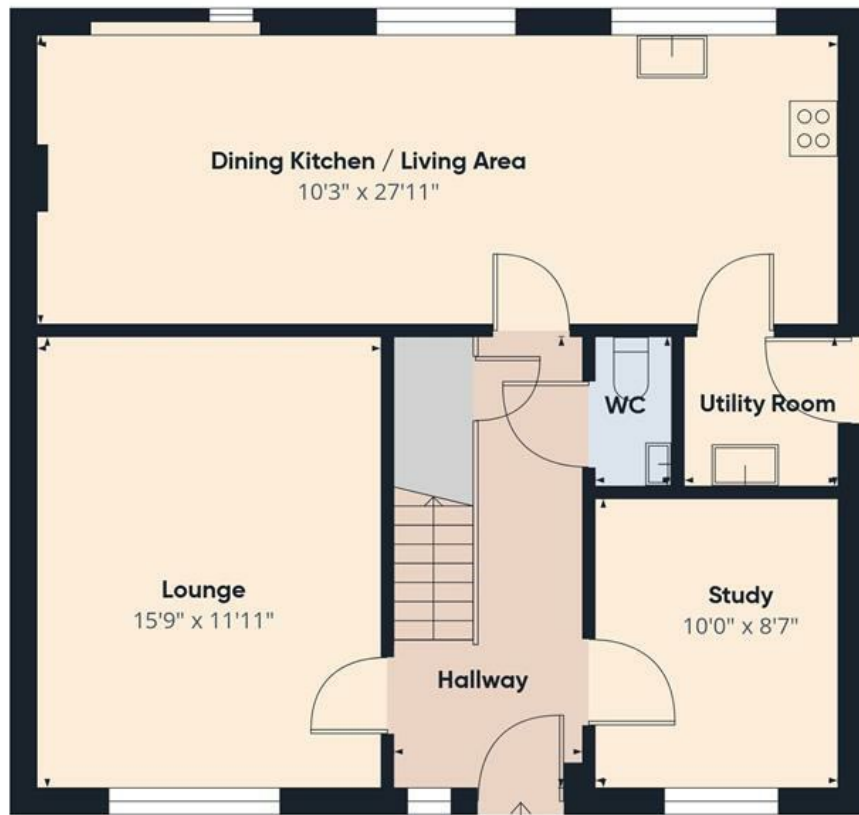
### AML.

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform

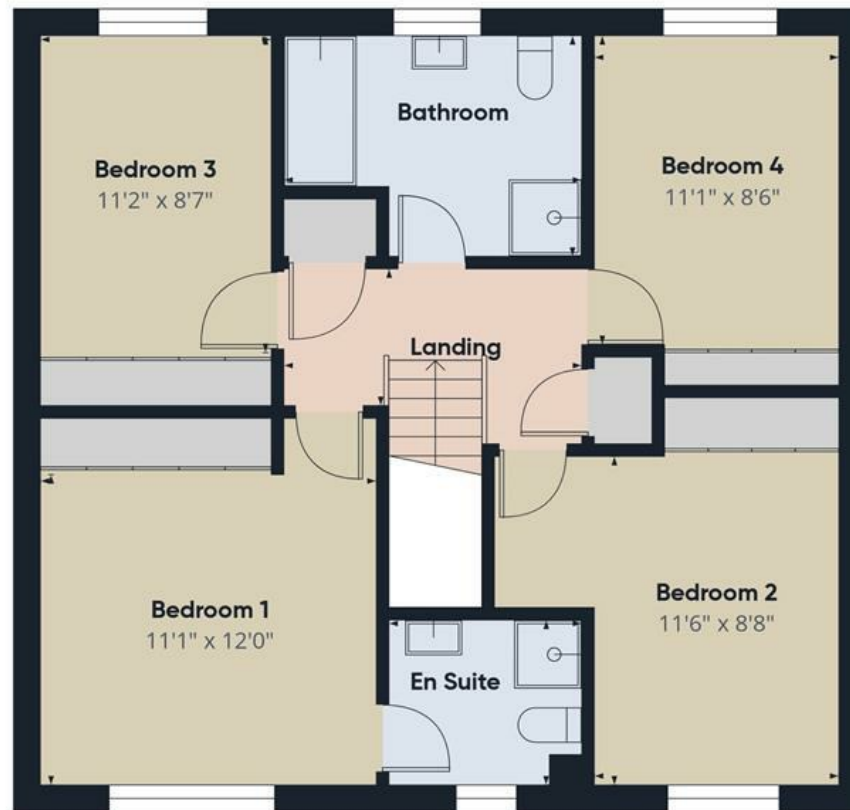
the sales consultant handling your offer in writing as soon as possible.







Ground Floor



First Floor

Approximate total area<sup>(1)</sup>  
1413 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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