



## 1 Blackhall Close, Kingswood, HU7 3HN

£239,950

Brought to the market with NO CHAIN involved! This five bedrooms detached house is ideal for a growing family! Benefiting from off street parking to the front! The property is situated on this corner plot in a quiet cul-de-sac location close by to Kingswood Retail Park! Installed with gas central heating and double glazing.

Accommodation briefly comprises; entrance hall, lounge, conservatory, kitchen and family room to the ground floor. The first floor comprises; four bedrooms, en suite to master and a bathroom. From the landing are fixed stairs to bedroom 5. To the front of the property is a large front gravelled garden which provides off street parking. To the rear is a fully enclosed garden with lawn and patio.

## Ground floor

### Entrance hallway

With entrance door, tiled flooring, radiator, under stairs cupboard, stairs off and doors to

### Through lounge 8.5m x 3.25m

With window to the rear, laminate flooring, x3 radiators and sliding door to conservatory

### Kitchen 3m x 4.9m

With windows to the side and rear, tiled flooring, radiator, range of wall & base units with contrasting work surface & tiling to splash backs, 1 1/4 sink unit with mixer tap over, space for cooker, plumbing for automatic washing machine, wall mounted boiler and door to rear

### Family room 5m x 2.4m

With window to the front, laminate flooring, carpet flooring to end

### Conservatory 5.7m x 3.5m

With windows to the rear, tiled flooring and French doors to rear

## First floor

### Landing

With carpet flooring, stairs off and doors to

### Bedroom 1 3m x 5.1m

With windows to the front, laminate flooring, radiator and door to ensure

### Ensuite

With window to the front, laminate flooring, radiator, low flush wc, pedestal hand wash basin and shower cubicle with mains shower over

### Bedroom 2 4.6m x 2.6m

With window to the rear, laminate flooring and radiator.

### Bedroom 3 2.5m x 2.5m

With window to the rear, carpet flooring and radiator

### Bedroom 4 3.3m x 2.5m

With window to the rear, carpet flooring and radiator

### Bathroom 2.6m x 1.7m

With window to the side, vinyl flooring, heated towel rail, tiled walls, pedestal hand wash basin, low flush WC and panel enclosed bath with mains shower over

## Loft

### Bedroom 5 5.3 m x 7.8m

With velux windows to the front and rear, vinyl flooring and storage cupboard.

## Exterior

To the front of the property is a large front graveled garden which provides off street parking. To the rear is a fully enclosed garden with lawn and patio.

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## Disclaimer

-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website [www.urbanpropertyhull.co.uk](http://www.urbanpropertyhull.co.uk).

-To arrange a viewing for this property please contact Urban Property 01482 226560 356 Holderness Road Hull HU9 3DQ.

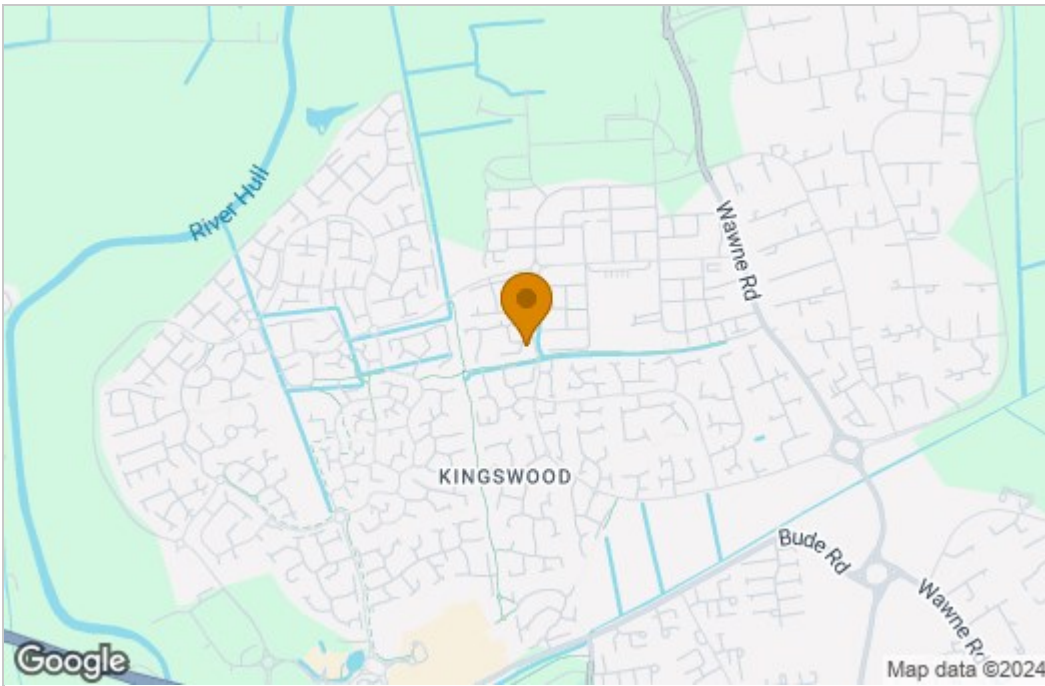
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All mortgages are subject to status and valuation.

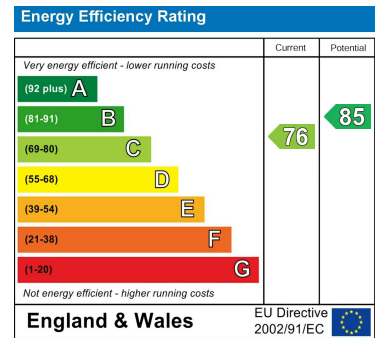
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## Floor Plan

## Area Map



## Energy Efficiency Graph



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