



20 Stable Way
Kingswood, Hull, East Yorkshire HU7 3FA
Offers in the region of £350,000

WP WOOLLEY
& PARKS

*** A FABULOUS DETACHED FAMILY HOME ENJOYING A SELECT CUL-DE-SAC POSITION WITHIN THE POPULAR KINGSWOOD DEVELOPMENT, WITH A WEALTH OF AMENITIES AT HAND *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

The property stands in an enviable 'tucked-away' position, in a select cul-de-sac of just four properties, within easy reach of the wide range of amenities available nearby. Built in 2016 by the renowned 'Beal Homes', with the balance of the developers NHBC warranty remaining, 'The Haxby' is a generously proportioned detached home that is designed to meet the needs of modern family life. Presented to a wonderful standard throughout, the accommodation briefly comprises Entrance Hall, Downstairs WC, Lounge and a spacious Dining Kitchen with Utility Room to the ground floor, whilst a first floor Landing serves the FOUR DOUBLE BEDROOMS, two of which boast En-suite Shower Rooms, as well as the House Bathroom. Outside, a sizeable driveway provides ample vehicle space approaching the integral garage, with a lawned garden to the rear enjoying a favourable south-easterly aspect. BOOK YOUR VIEWING TODAY!



Entrance Hall 9'3" x 5'11" (2.82m x 1.80m)

A modern composite entrance door, with double glazed panel detail, opens from an attractive canopy porch into a welcoming reception hall, with fitted door matting and quality oak effect laminate flooring, ceiling coving and radiator. The staircase leads off, with useful built-in storage cupboard below.

Downstairs WC 5'11" x 2'11" (1.80m x 0.89m)

A most useful convenience features a white suite of WC and pedestal hand basin with tiled splash back, chrome towel radiator, oak finish laminate flooring and a double glazed window.

Lounge 13'7" x 13'0" (4.14m x 3.96m)

A bright, airy and generously proportioned reception room enjoys a dual aspect via a double glazed walk-in bay to the front, and double glazed window to the side elevation, with ceiling coving, luxurious deep-pile fitted carpet and TV/media points. A contemporary styled living flame gas fire, set within a beautiful granite composite fireplace, creates an appealing focal point.

Dining Kitchen 21'8" x 10'2" (6.60m x 3.10m)

A generous, bright and airy social family space, easily accommodating a dining area. A comprehensive fitment of base, wall and drawer units is finished in a cream Shaker style, with oak effect rolled edge worktops, stainless steel sink unit and splash back tiling. Integrated appliances include twin NEFF electric ovens, NEFF induction hob and stainless steel extractor cowl above, and a dishwasher. With ceiling coving, quality oak effect laminate flooring, two radiators, double glazed window overlooking the rear garden and double glazed French doors opening out.

Utility 6'0" x 4'6" (1.83m x 1.37m)

A welcome addition to the ground floor layout, with a fitted worktop, plumbing for freestanding washing machine and wall mounted gas combi boiler. With radiator, extractor fan, oak effect flooring and a double glazed panel door opening to the side elevation.

First Floor Landing

With ceiling coving, fitted carpet, radiator and a built-in airing cupboard.

Bedroom One 13'8" x 13'2" (4.17m x 4.01m)

A very generously proportioned double room with ceiling coving, fitted carpet, radiator and a bank of fitted wardrobes, with a double glazed window to the front elevation.

En-suite 8'0" x 4'5" (2.44m x 1.35m)

A smartly appointed facility features a modern white suite comprising shower enclosure, pedestal wash basin and WC, with attractive wall and floor tiling, chrome towel radiator, mirrored vanity cabinet, shaver point, extractor fan and a double glazed window.

Bedroom Two 12'5" x 8'3" (3.78m x 2.51m)

Another excellent double room, with ceiling coving, fitted carpet, radiator and a double glazed window to the rear elevation.

En-suite 8'4" x 3'10" (2.54m x 1.17m)

A smartly appointed facility features a modern white suite comprising shower enclosure, pedestal wash basin and WC, with attractive wall tiling, beech wood effect vinyl flooring, chrome towel radiator, mirrored vanity cabinet, extractor fan and a double glazed window.

Bedroom Three 10'5" x 8'11" plus recess (3.18m x 2.72m plus recess)

Also a very comfortable double room, with ceiling coving, fitted carpet, radiator and a double glazed window to the rear elevation.

Bedroom Four 11'1" x 7'5" (3.38m x 2.26m)

Presently utilised as a home office space, this smaller double room features ceiling coving, fitted carpet, radiator and a double glazed window to the rear elevation.

House Bathroom 8'5" x 5'5" (2.57m x 1.65m)

Stylishly presented with a modern white suite comprising of a panelled bath with shower over and glass side screen, pedestal wash basin and WC, with attractive wall tiling, oak effect vinyl flooring, chrome towel radiator, mirrored vanity cabinet, shaver point, extractor fan and a double glazed window.

External

The property is approached over a block paved driveway, providing generous parking space for two vehicles in front of the house, with an open lawn and gated pedestrian access into the rear garden. There is provision for an EV charging point on the side wall of the garage.

Integral Garage 16'10" x 8'8" (5.13m x 2.64m)

With up and over door from the driveway, personnel door from the rear garden, electric lighting and power sockets.

Rear Garden

The rear garden is a generous size, predominantly laid to

lawn with a paved patio terrace, set within a fenced perimeter affording a fair degree of privacy and enjoys a south-easterly aspect.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax

Council Tax is payable to Kingston Upon Hull City Council, with the property understood to be rated in Tax Band - E.

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor



Floor 1

Approximate total area¹⁰

1355.18 ft²
125.9 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very low environmental impact - lower CO ₂ emissions	Current
91-100 (A)	82	10-14 (A)	
81-90 (B)		15-19 (B)	
71-80 (C)		20-24 (C)	
61-70 (D)		25-29 (D)	
51-60 (E)		30-34 (E)	
41-50 (F)		35-39 (F)	
31-40 (G)		40-44 (G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2003/86/EC