

linkagency

4 Bedroom House - Detached for Sale

£235,000

43 Chartwell Gardens, Kingswood, HU7 3FB



KEY FEATURES

- POPULAR KINGSWOOD VILLAGE LOCATION
- SPACIOUS 4 BEDROOMS , 2 BATHROOMS
- SPACIOUS OPEN PLAN DINING KITCHEN
- SEPARATE UTILITY ROOM + GROUND FLOOR WC
- INTEGRAL GARAGE
- CLOSE TO POPULAR PRIMARY +SECONDARY SCHOOLS
- LARGE PLOT + LARGE REAR GARDEN
- WALKING DISTANCE OF AMENITIES AT KINGSWOOD PARK
- EASY ACCESS TO MAJOR ROAD LINKS YORK VIA THE A1079 OR A614 AND LEEDS VIA THE A63 AND M62.
- HULL CITY CENTRE (3 MILES), HESSLE (4.5 MILES) BEVERLEY (3 MILES).

HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

The spacious, well-designed family home includes a spacious living room with double doors opening to the large dining kitchen which in turn opens to the large rear garden; a fabulous, large secure space to entertain family and friends . The well-planned, modern kitchen has a built-in pantry and leads to a separate utility room and the ground floor WC . The integral garage has a useful interior door from the utility room. The spacious upper floor includes a family bathroom, 3 double bedrooms, the principal bedroom 1, features an ensuite; the fourth bedroom is a good size single bedroom . Outside there is ample parking space on a tarmac driveway as well as a lawned garden at the front; the large, predominantly lawned rear garden offers ample space for children's play equipment and plenty space to entertain.

KINGSWOOD VILLAGE

The fabulous family home is located off Richmond way on the western side of Kingswood Village, thus within easy walking distance of local amenities. The popular Kingswood retail park is within a 20 minute walk and the village centre with its green, cafe, mini market and doctors' surgery can be easily reached within a 7 minute's walk .

Kingswood Village is a popular, sought-after, residential area centrally located between Hull and the historic market town of Beverley. The central location gives easy access to Hull City centre (3 miles), Hessle via the A164 (4.5 miles) and the historic market town of Beverley via the A1079 (3 miles). Major road links are close-by to York via the A1079 or A614 and Leeds via the A63 and M62.

Kingswood Parks has many amenities close-by including: a bowling alley, a cinema, a gym, supermarkets, major retail outlets, various chain restaurants, bars and coffee bars as well as a Premier Inn.

The Kingswood Parks Village Centre offers a mix of local retailers and services built around a village green including: a health centre, a Co-op; a café-bar, a pharmacy and a hairdressers.

Kingswood Parks has its own Primary School, which was rated by Ofsted as a "good school" in December 2019 and is very popular with families living within the development.

Kingswood Parks is also the home to businesses and organisations including Bonus Electrical, Trident Sonoco and KWL Group.

HALLWAY

Overhang porch - Outside light - Composite front door - Fitted carpet - Radiator

LIVING ROOM

15'9" x 11'1"

Fitted carpet - Aspect to the front - Radiator - Double white doors to the dining room and kitchen

KITCHEN / DINING ROOM

19'1" x 10'2"

Spacious open plan room with linoleum flooring throughout
 Kitchen : White base and eye level units - Wood effect work tops - 1.5 bowl stainless steel sink with monochrome mixer tap - Space and plumbing for a dishwasher - Window with aspect to the rear - Electric cooker - Gas hob with stainless steel extractor hood - Promontory breakfast area - Built-in pantry

Dining area

Radiator - Double french doors to the rear garden and patio



UTILITY ROOM

7'0" x 5'2"

Linoleum flooring - Radiator - Wall mounted gas boiler - Space and plumbing for washing machine and drier - Wood effect work top - Half glazed door to the side pathway - Interior door to the garage

GROUND FLOOR WC

5'2" x 2'10"

Linoleum flooring - Radiator - Corner, pedestal vanity sink - Tiled splash-back - Low flush WC - Window with aspect to the rear

STAIRS AND LANDING

Fitted carpet - Spacious landing - Radiator - Loft access

BEDROOM 1

14'4" x 13'3"

Fitted carpet - Large king size room - Radiator - Built-in storage cupboard - Window with aspect to the front

BEDROOM 1 ENSUITE

6'0" x 5'3"

Linoleum flooring - Pedestal basin with tiled splash-back - Low flush WC - Shower cubicle with tiled wall, glass door and side and mains shower - Radiator - Window with aspect to the side

BEDROOM 2

12'2" x 9'3"

Double room - Fitted carpet - Window with aspect to the front - Radiator

BEDROOM 4

9'7" x 7'2"

Single room - Fitted carpet - Radiator - Window with aspect to the rear

BEDROOM 3

9'6" x 9'3"

Small double room - Fitted carpet - Radiator - Window with aspect to the rear

FAMILY BATHROOM

7'0" x 6'3"

Linoleum flooring - Low flush WC - Pedestal sink - Bath with tiled shelf to rear - Tiling to sink, wc and bath areas - Radiator - Window with aspect to the side

GARAGE

16'5" x 9'3"

Up and over door - Power - Rear door from utility area

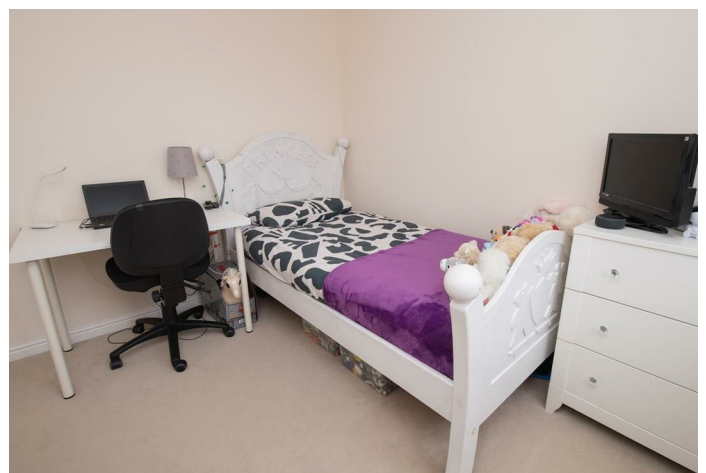
GARDENS

Front

Tarmac driveway - Parking for 2 vehicles - Lawn area - Planted border - Pavers to the side - High lockable gate

Rear

Large rear garden - Lawn - Patio - Paved area to rear for seats - Vertical panel fencing to 3 sides



PERSONAL AGENT JAYNE AT LINK AGENCY

When you choose a Personal Agent to sell your home , your service will include:
Your personal agent's expertise in the residential sales industry throughout Yorkshire
A personal service, tailor made for you
High quality interior and exterior professional photography as standard
Floor plans
Listing on major websites including Rightmove and Zoopla
Regular use of social media especially Facebook and Instagram
Accompanied viewings for your buyers
An Open House event when appropriate
Regular contact
Thorough, attentive, sales progression once a buyer has been found
Negotiations and advice regarding future purchases / rentals of properties
A 24/7 answering service to ensure no leads are missed

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EXTRA DETAILS

Gas central heating
Upvc double glazing
Built 2015 by Persimmon Homes





Approximate Gross Internal Floor Area = 114.5 sq m / 1232 sq ft

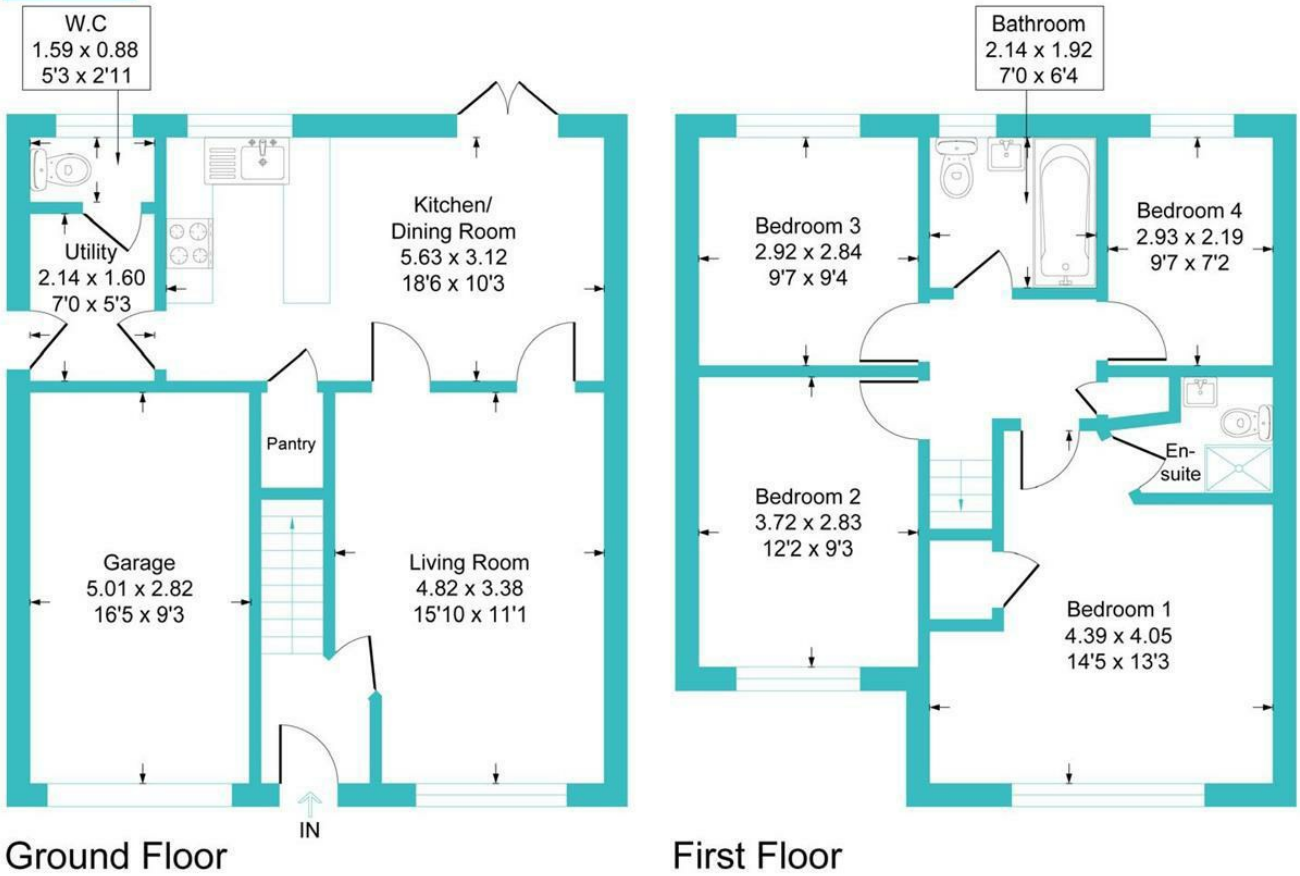


Illustration for identification purposes only, measurements are approximate, not to scale.

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

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