



52 Pools Brook Park

, Kingswood, HU7 3GE

£180,000



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Summary

Situated in the sought-after Kingswood area, this deceptively spacious mid-terraced house offers an ideal family home. The ground floor is an open plan lounge, dining kitchen with modern units and integrated appliances, plus a WC/ utility room. The upper floors include four well-proportioned bedrooms - a master suite to the top floor with dressing area and en-suite, two further doubles and a single room plus family bathroom with three-piece suite.

Externally, the property has a low maintenance rear garden with ample parking beyond plus a single garage. The front is a lawned communal garden with iron railings and gates for added security.

Situated within walking distance of the retail parks and supermarkets, this home offers the perfect blend of comfort and convenience. You will find everything you need just a short stroll away, from shopping to dining options, enhancing your everyday living experience.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a growing family or looking for a spacious home in a desirable location, this Kingswood gem is not to be missed. Come and discover the potential of this lovely family home today.

Ground Floor

Entrance Hallway

A welcoming entrance into the property via double glazed door to the front. With fixed staircase to first floor level and door leading to the kitchen/living area.

Open Plan Kitchen/Living Area

18'11" x 26'6" (5.78m x 8.08m)

A spacious open plan room, with UPVC double glazed window to the front and UPVC French doors opening out to the rear garden. Lounge area providing space for sofa, fitted cupboards and space for TV and tiled flooring throughout. Kitchen fitted with a range of base and wall mounted units, solid wood worksurfaces, inset hob with extractor over, inset sink unit, raised oven, integrated fridge/freezer and microwave.

Cloakroom

With a sink unit and low level WC. Also has plumbing for washing machine.

First Floor

Central Landing

Staircase leading to second floor, storage cupboard and UPVC window to the front.

Bedroom Two

9'8" x 10'6" (2.95m x 3.22m)

Double glazed window to rear, laminate flooring and radiator.

Bedroom Three

9'7" x 9'7" (2.94m x 2.94m)

Double glazed window to front, carpet flooring and radiator.

Bedroom Four

8'3" x 8'6" (2.52m x 2.60m)

Double glazed window to rear, carpet flooring and radiator.

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House Bathroom

10'1" x 6'9" (3.09m x 2.06m)

Fitted with a three-piece suite in white, comprising panelled bath with thermostatic shower over, low level WC, pedestal basin. With extractor fan, tiling to splashback areas and chrome heated towel rail.

Second Floor

Master Bedroom

16'3" x 13'5" (4.97m x 4.11m)

A generous double bedroom with UPVC double glazed window to the front, radiator and access to:

En-Suite

6'0" x 8'7" (1.83m x 2.62m)

Fitted with a three-piece suite in white, comprising panelled bath with shower over, low level WC, pedestal basin. With double glazed skylight to the rear, tiling to splashback areas and chrome heated towel rail. With sliding door.

Dressing Area

Walk in dressing area with sliding door.

Garage

Garage to rear with up and over door.

PLEASE NOTE:

The garage is in a block which is leasehold and there is a £50 annual ground rent to be paid which is fixed and split into two £25 payments.

Outside

Communal garden to front. Space for parking in front of garage plus two additional spaces to rear. Low maintenance private garden to rear with decking and gravelled areas.

Council Tax Band

We have been advised the property is council tax band D, payable to Hull City Council.

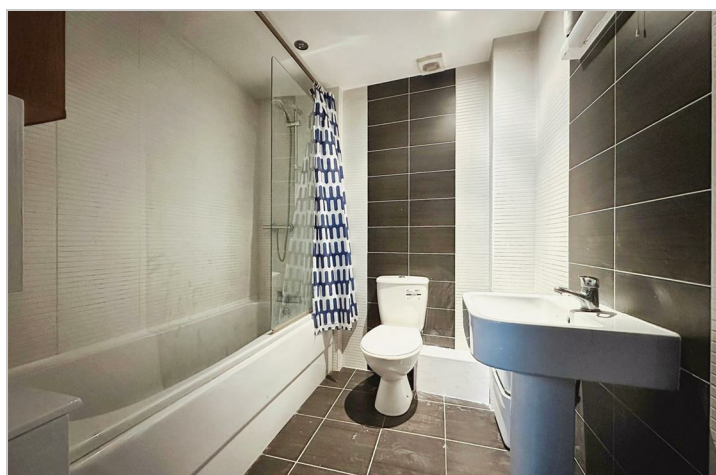
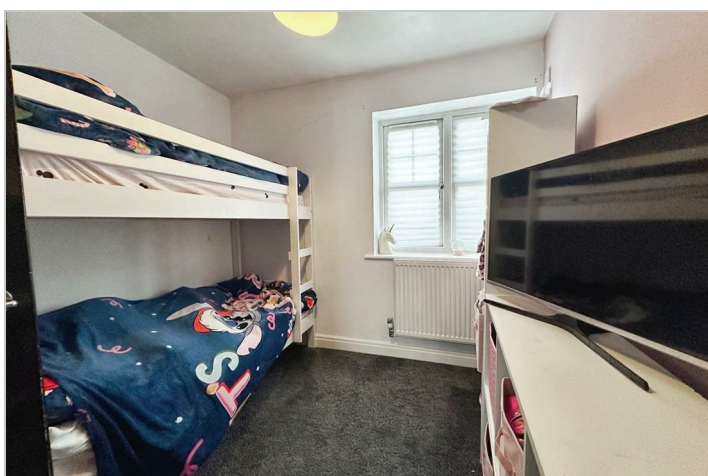
ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



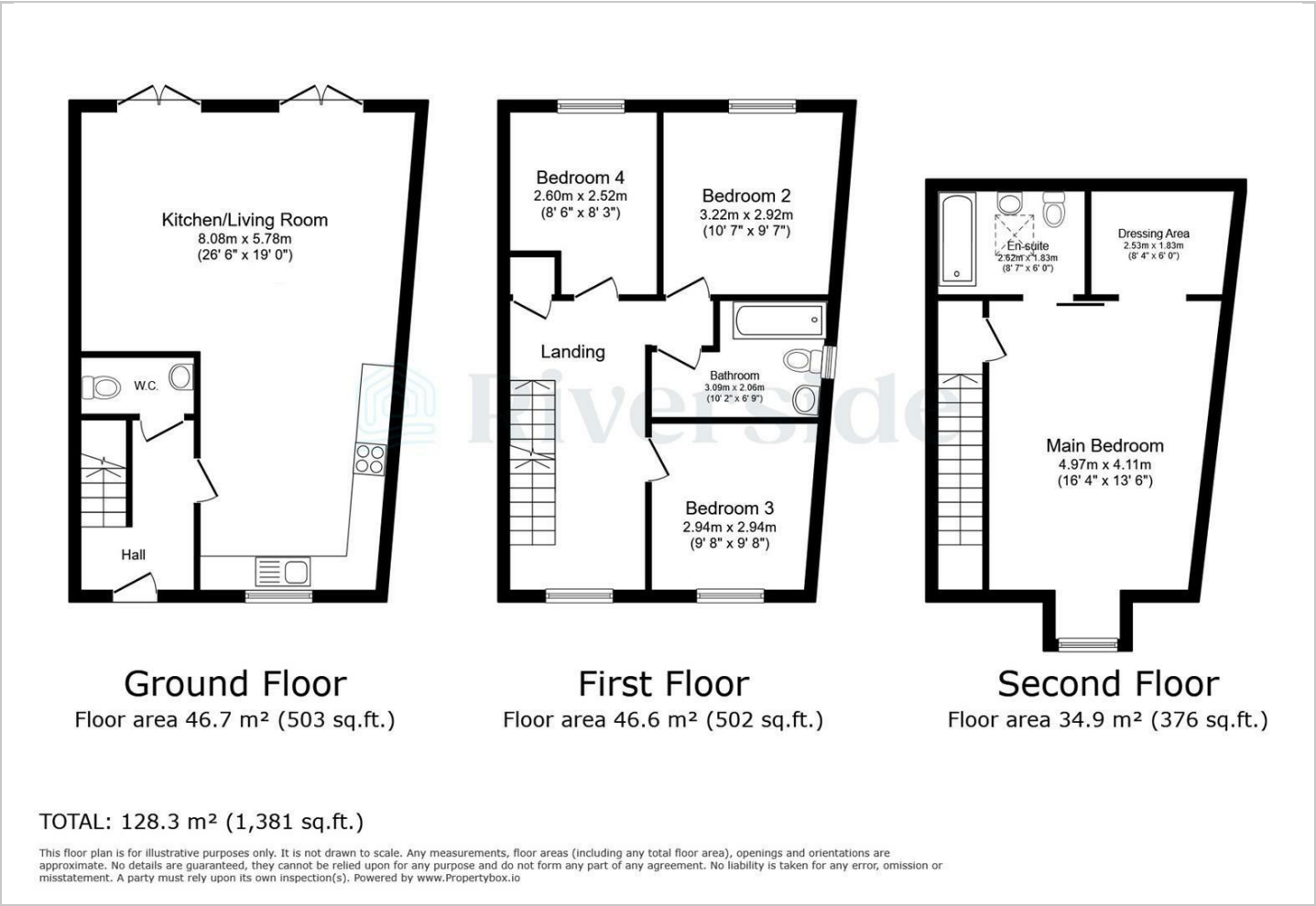
Hybrid Map



Terrain Map



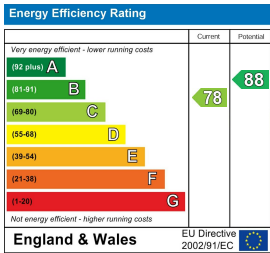
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.