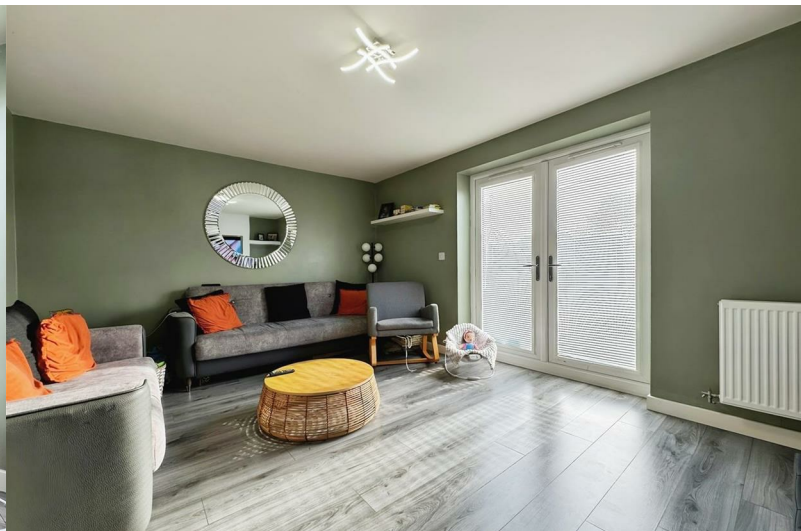
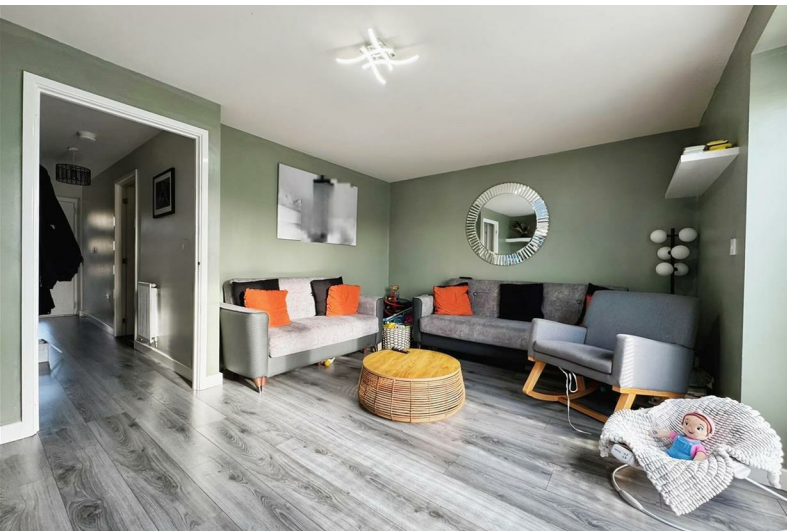




7 Gypsy Moth Lane , Kingswood, HU7 3LQ

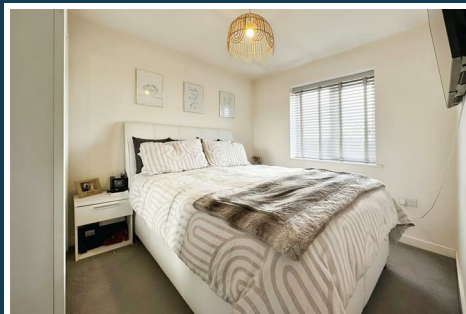
Guide price £180,000



7 Gypsy Moth Lane

, Kingswood, HU7 3LQ

Guide price £180,000



Summary

INVITING OFFERS BETWEEN £180,000 - £190,000!

A stunning family home, offered for sale in popular Kingswood location, close to Broadacre Primary School and range of shops, including Asda Supermarket and Tesco Express.

Built in 2020 by Keepmoat Homes and benefitting from remainder of NHBC Warranty, this beautifully presented, semi detached property boasts three well proportioned bedroom with en suite to master, enclosed rear garden, summerhouse which is currently used as a nail room and two parking spaces to the rear.

Benefitting from gas central heating a UPVC double glazing throughout, the property briefly comprises; to the ground floor, full hallway with understairs cupboard, dining kitchen with integrated appliances, lounge with French doors to the rear, and downstairs WC.

To the first floor is a central landing with airing cupboard, three well proportioned bedrooms with en-suite to master and house bathroom.

Externally, to the front is an open plan garden with side passage to rear garden with lawn area, raised decking area for seating and summerhouse with lighting and power, currently used as a nail bar. Two parking spaces are provided beyond the rear garden.

Early viewing essential and can be arranged via our office!

Ground Floor:

Entrance Hallway

A welcoming entrance to the front via double glazed composite door, fixed staircase to the first floor level, under stairs cupboard, access to all ground floor rooms and radiator.

Dining Kitchen

15'0" x 8'9" (4.58m x 2.67m)

With UPVC double glazed window to the front. Fitted with a range of base and wall mounted units, laminated worksurfaces with matching upstands, inset stainless steel sink unit, inset four-ring gas hob with extractor over and built in electric oven below, integrated fridge/freezer, washing machine and dishwasher. With ample space for a dining table, radiator.

Lounge

15'6" x 11'6" (4.73m x 3.52m)

With UPVC French doors opening out to the rear garden, media wall with shelving and space for TV and radiator.

WC

With UPVC double glazed window to the front, low level WC, hand wash basin and radiator.

First Floor:

Central Landing

Providing access to three well proportioned bedrooms and the house bathroom plus an airing cupboard for storage.

Master bedroom

10'9" x 8'6" (3.29m x 2.60m)

A double bedroom to the rear with UPVC double glazed window, carpet flooring and radiator.

Tel: 01482 322411

En-suite Shower Room

8'9" x 5'3" (2.67m x 1.62m)

With UPVC double glazed window to the side. Fitted with a three piece suite in white, comprising enclosed shower cubicle, low level WC and pedestal sink. Tiling to the splashback areas and radiator.

Bedroom Two

10'1" x 8'5" (3.09m x 2.59m)

Second double bedroom to the front, with UPVC double glazed window, carpet flooring and radiator.

Bedroom Three

10'4" x 6'7" (3.16m x 2.02m)

To the rear, with UPVC double glazed window, carpet flooring and radiator.

House Bathroom

6'7" x 6'3" (2.03m x 1.92m)

With UPVC double glazed window to the front. Fitted with a three-piece suite comprising, panelled bath, pedestal sink and low level WC. With tiling to the splashback areas and radiator.

Outside

To the front is an open plan garden, side footpath leads

to the rear garden with raised decking area for seating, lawn area, summerhouse with lighting and power and beyond the rear fence is two parking spaces.

Council Tax Band

We have been advised the property is council tax band C, 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.



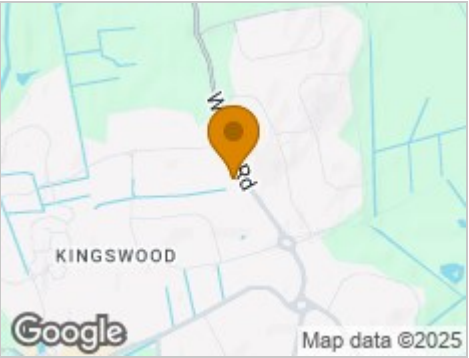
Road Map



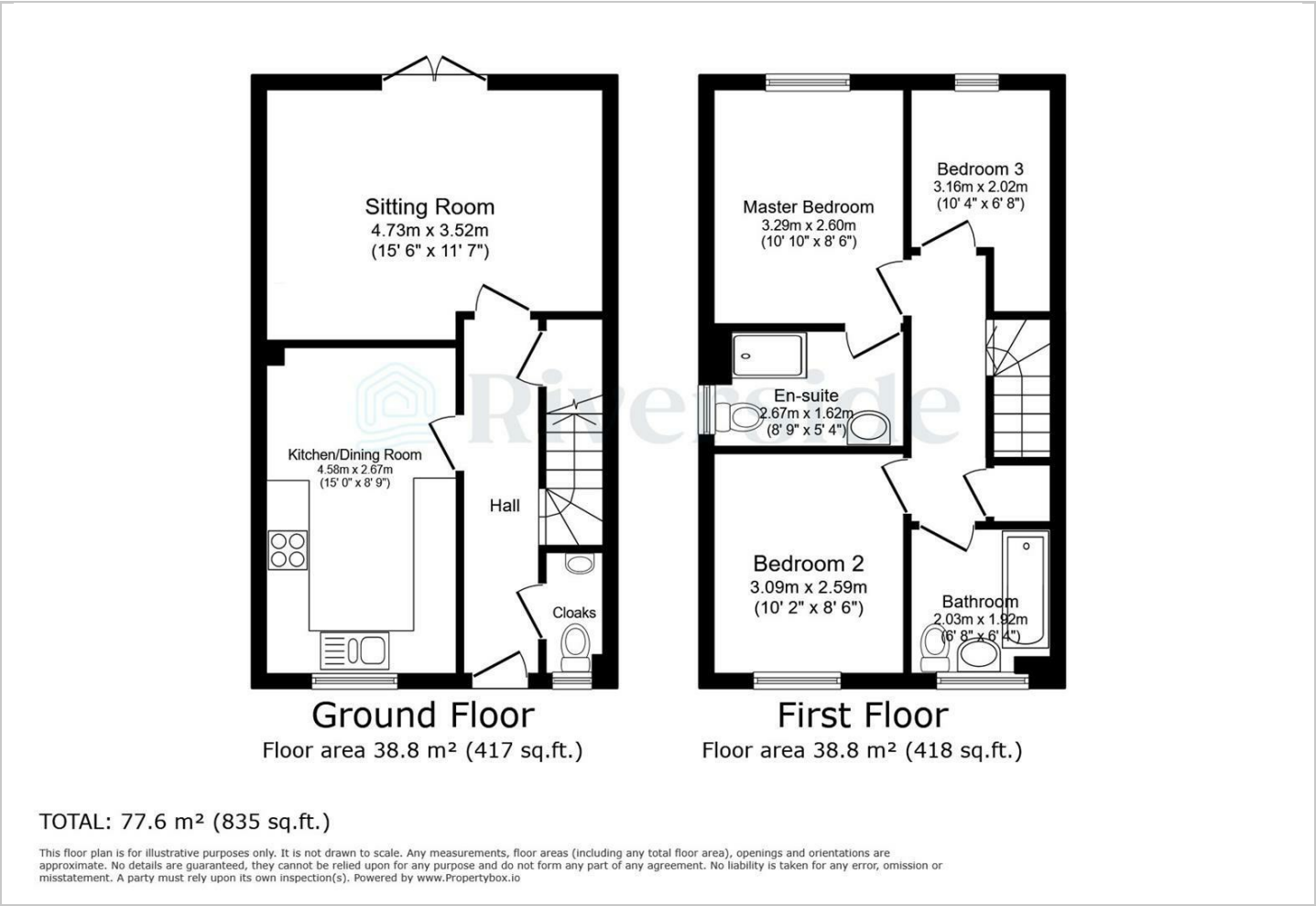
Hybrid Map



Terrain Map



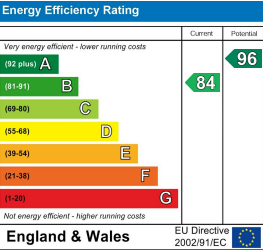
Floor Plan



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.