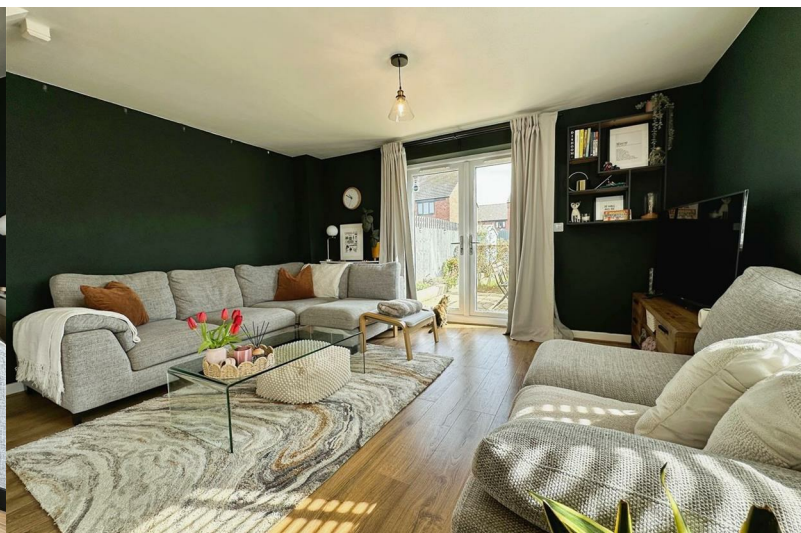




17 Persistence Road

, Kingswood, HU7 3LR

Offers over £210,000



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, Kingswood, HU7 3LR

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## Ground Floor

### Entrance Hallway

A welcoming entrance to the front into this beautiful home via UPVC double glazed door, fixed staircase to the first floor and radiator.

### WC

With UPVC double glazed window to the front, fitted with a low level WC and sink unit with tiling to the splashback areas and radiator.

### Kitchen

13'4" x 11'4" (4.07m x 3.47m)

With UPVC double glazed window to the front. An open plan space with kitchen fitted with a range of base and wall mounted units, complimenting worksurfaces, matching island unit with breakfast bar and additional storage, inset stainless steel sink unit, inset four ring gas hob with extractor over and oven below and radiator. Opening into

### Lounge

14'8" x 11'8" (4.48m x 3.58m)

With UPVC double glazed window to the side and UPVC double glazed French doors to the rear garden, access to understairs storage and radiator.

## First Floor

### Central Landing

Providing access to all first floor rooms.

### Bedroom Two

8'8" x 14'9" (2.66m x 4.50m)

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

### Bedroom Three

8'0" x 9'6" (2.45m x 2.90m)

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

### Dressing Room

4'0" x 6'3" (1.22m x 1.93m)

With fixed staircase to the master bedroom, UPVC double glazed window to the front, carpet flooring and radiator.

### Bathroom

6'7" x 8'0" (2.03m x 2.45m)

House bathroom with UPVC double glazed window to the side. Fitted with a three-piece suite in white, comprising panelled bath with shower attachment over, pedestal sink and low level WC. Tiling to splashback areas and radiator.

## Second Floor

### Bedroom One

14'9" x 19'9" (4.50m x 6.02m)

A master suite a large double bedroom with UPVC double glazed window to the front and two roof windows, two radiators and carpet flooring and access to walk in wardrobe.

### En-suite/Shower Room

7'7" x 5'5" (2.33m x 1.67m)

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

### Walk-in Wardrobe

With carpet flooring and ample space for hanging rails & drawers.

### Outside

Externally is an open plan garden to the front and the side and rear is enclosed and mainly laid to lawn with patio area and decking for seating, planted shrubbery and the end of the garden is a gated driveway for off street parking.

### Council Tax

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



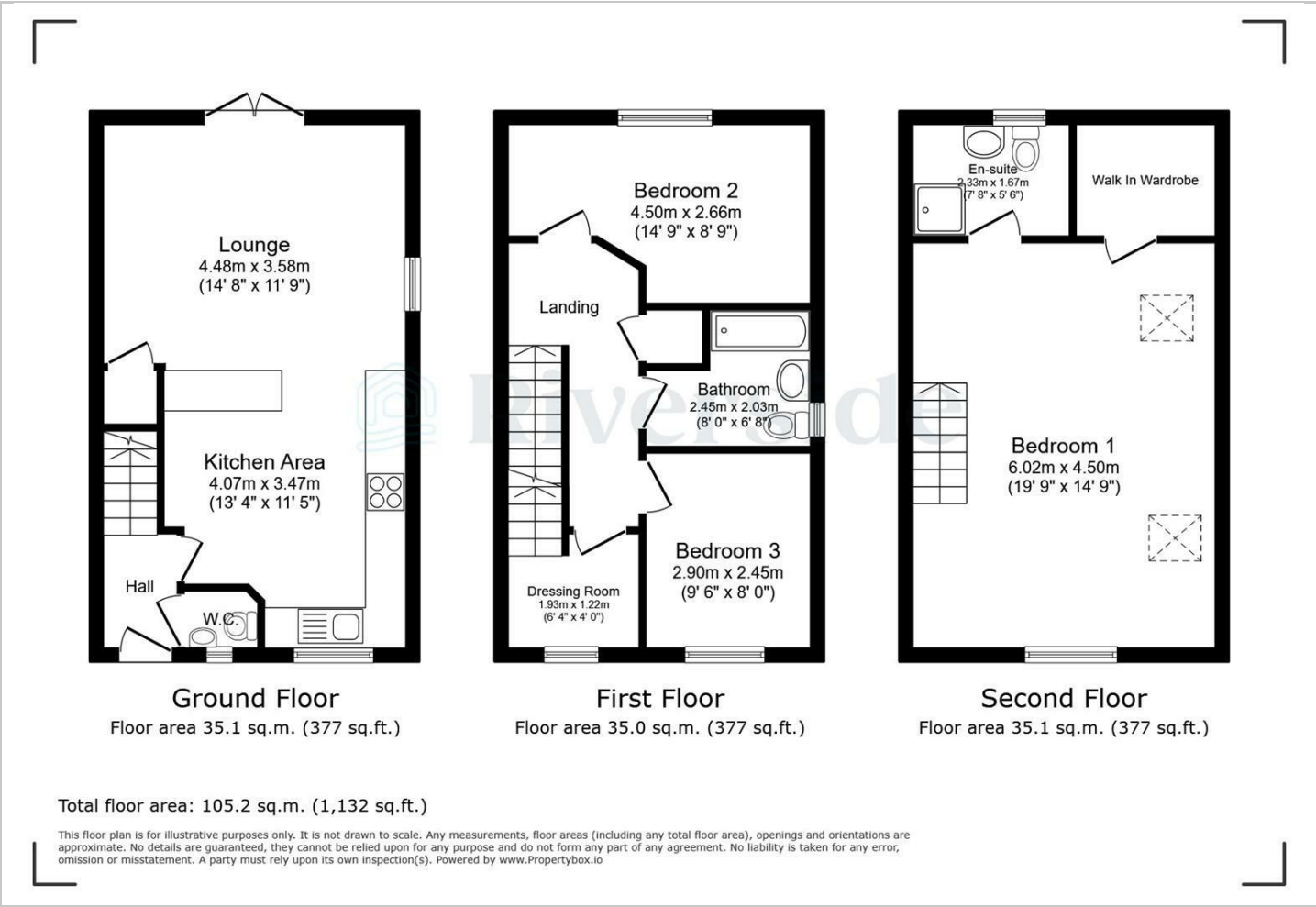
Hybrid Map



Terrain Map



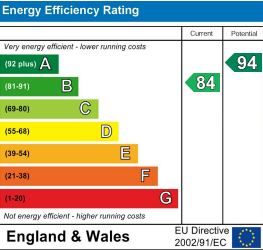
Floor Plan



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.