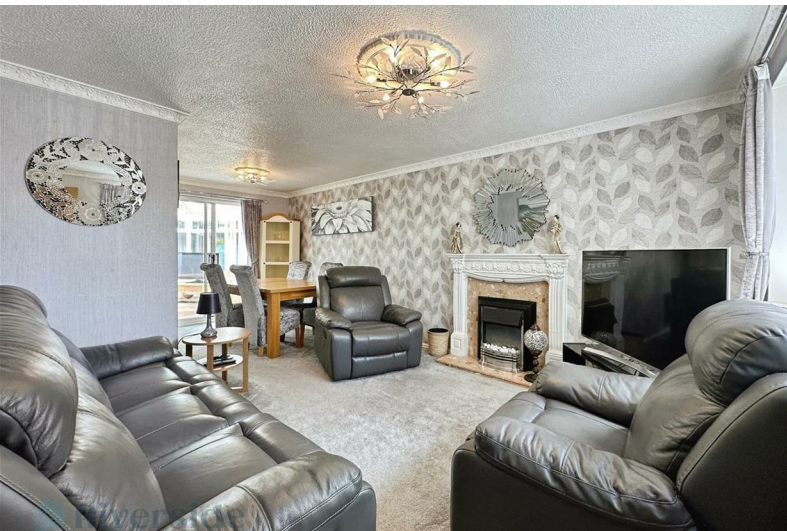




68 Brandon Way
, Kingswood, HU7 3EL

£199,995



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Ground Floor

Entrance Hallway

A welcoming entrance to the front via UPVC double glazed door, with fixed staircase to the first floor level, carpet flooring, radiator and UPVC double glazed window to the side.

Lounge

11'6" x 11'6" (3.51m x 3.51m)

An open plan lounge/ diner with UPVC double glazed window to the front, feature fireplace housing an electric fire, carpet flooring and two radiators.

Dining Room

8'1" x 19'10" (2.48m x 6.05)

Open plan with the lounge, and with sliding doors accessing the conservatory.

Kitchen

9'2" x 10'10" (2.80m x 3.31m)

A modern kitchen with UPVC double glazed window to the rear. Fitted with a range of base and wall mounted units, laminated worktops with matching splashback, inset stainless steel sink unit, inset four-ring gas hob with extractor over and built in electric oven below.

Conservatory

11'7" x 9'8" (3.55m x 2.97m)

With UPVC double glazed windows to all sides and French doors to rear garden.

First Floor

Central Landing

With UPVC double glazed window to the side. Providing access to all first floor rooms.

Bedroom One

8'2" x 11'9" (2.49m x 3.60m)

Generous double bedroom to the front with UPVC double glazed window, fitted wardrobes, carpet flooring and radiator.

Bedroom Two

12'2" x 7'10" (3.71m x 2.40m)

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

Bedroom Three

5'11" x 8'9" (1.82m x 2.67m)

To the front with UPVC double glazed window, fitted wardrobes and storage cupboard, carpet flooring and radiator.

House Bathroom

5'6" x 7'10" (1.68m x 2.39m)

Fitted with a modern three-piece suite in white, comprising panelled bath with shower over, sink unit and low level WC. With UPVC double glazed window to the rear, full tiling to the walls and chrome heated towel rail.

Externally

Externally, the property is set back from the road with lawned garden and planted shrubbery to the front, a driveway and garage for parking. To the side and rear is an enclosed and private garden, mainly laid to lawn with patio area for seating, a large summerhouse with lighting and power, perfect for

either working from home, a home bar, entertainment area or hobby room and a separate WC with sink next to it, plumbed into the mains.

Council Tax Band

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

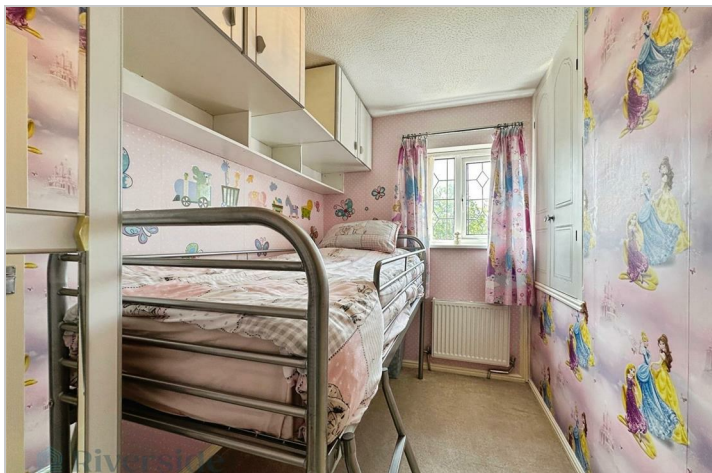
ADDITIONAL INFORMATION

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



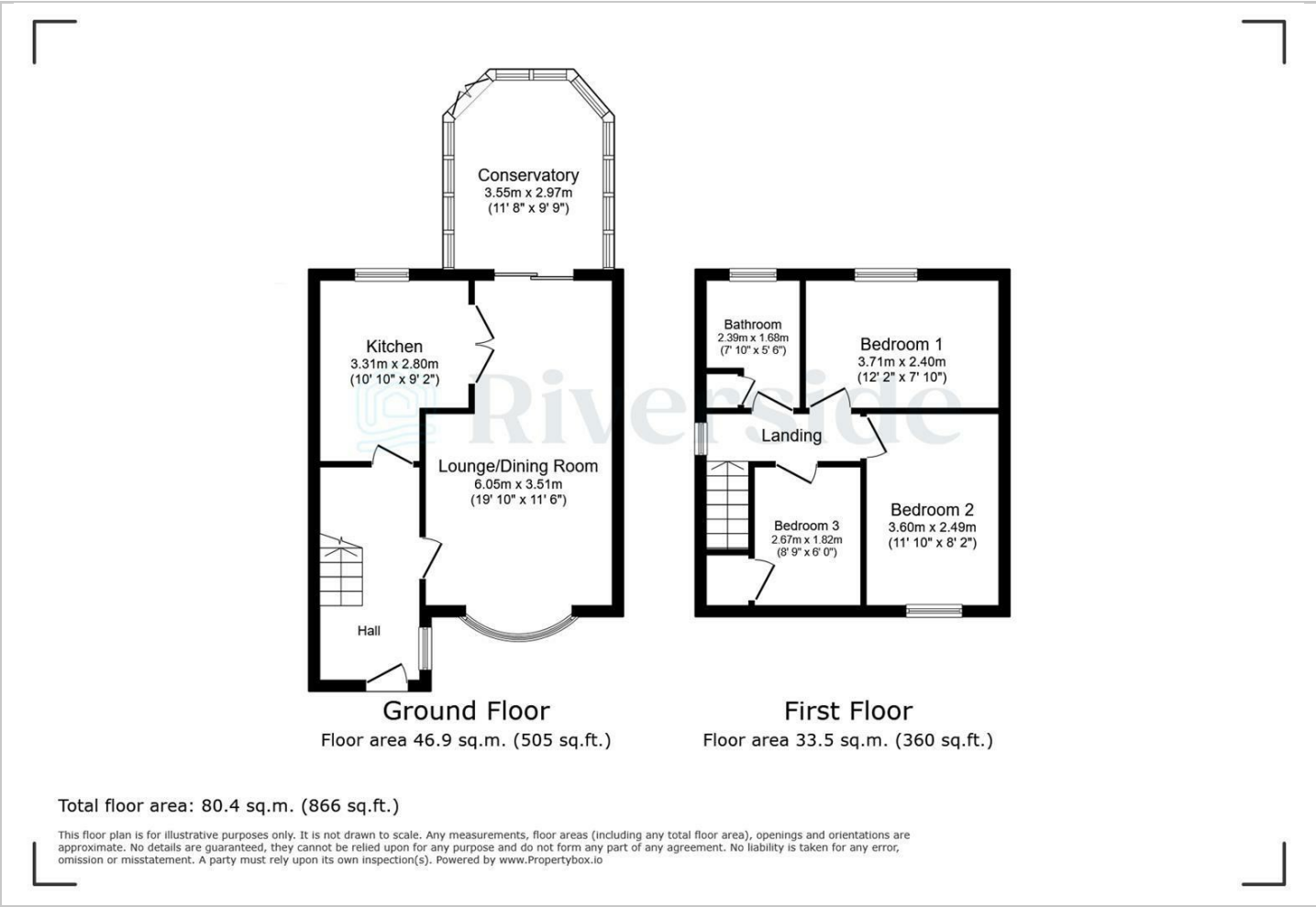
Hybrid Map



Terrain Map



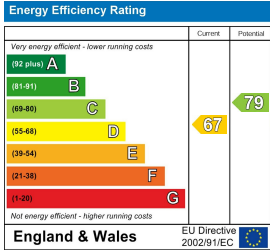
Floor Plan



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.