



5 Woolsthorpe Grove

Kingswood, Hull, HU7 3ED

£125,000



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Ground Floor

Porch

A welcoming entry to the property via UPVC double glazed door to the side, UPVC double glazed window and radiator. Opening into:

Entrance Hallway

With fixed staircase to the first floor and radiator.

Lounge

15'8" x 10'6" (4.80m x 3.21m)

A beautiful lounge with UPVC double glazed window to the front, UPVC French doors to the rear, hardwood flooring, feature fireplace with hearth and surround and radiator.

Kitchen

15'8" x 11'8" (4.80m x 3.57m)

A stunning and light room with UPVC double glazed windows front and rear, UPVC door to the garden and radiator. Fitted with a range of base and wall mounted units, laminated work surfaces and matching splashback, inset five ring gas hob, built in double electric oven, stainless steel sink set within the worktop and integrated fridge freezer.

Utility Room

8'10" x 6'3" (2.71m x 1.92m)

With UPVC double glazed window to the rear. With matching worksurface and splashback and space for washing machine and tumble dryer.

First Floor

Central Landing

With UPVC double glazed window to the rear. Providing access to all first floor rooms and a useful cupboard for storage.

Bedroom One

9'0" x 13'10" (2.75m x 4.24m)

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

Bedroom Two

9'8" x 15'0" (2.96m x 4.58m)

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

Bedroom Three

10'11" x 6'5" (3.35m x 1.97m)

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

Bathroom

5'8" x 8'8" (1.75m x 2.65m)

Family bathroom fitted with a three-piece suite in white, comprising panelled bath with shower over, sink set within vanity unit for storage and low level WC. With UPVC double glazed window to the rear, UPVC wall cladding and heated towel rail.

Externally

Outside, to the front is steps up to the front door and a gravelled garden. The rear has patio area and pergola for seating, artificial lawn and secure storage shed.

Tel: 01482 322411

Council Tax Band

We have been advised the property is council tax band A, 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



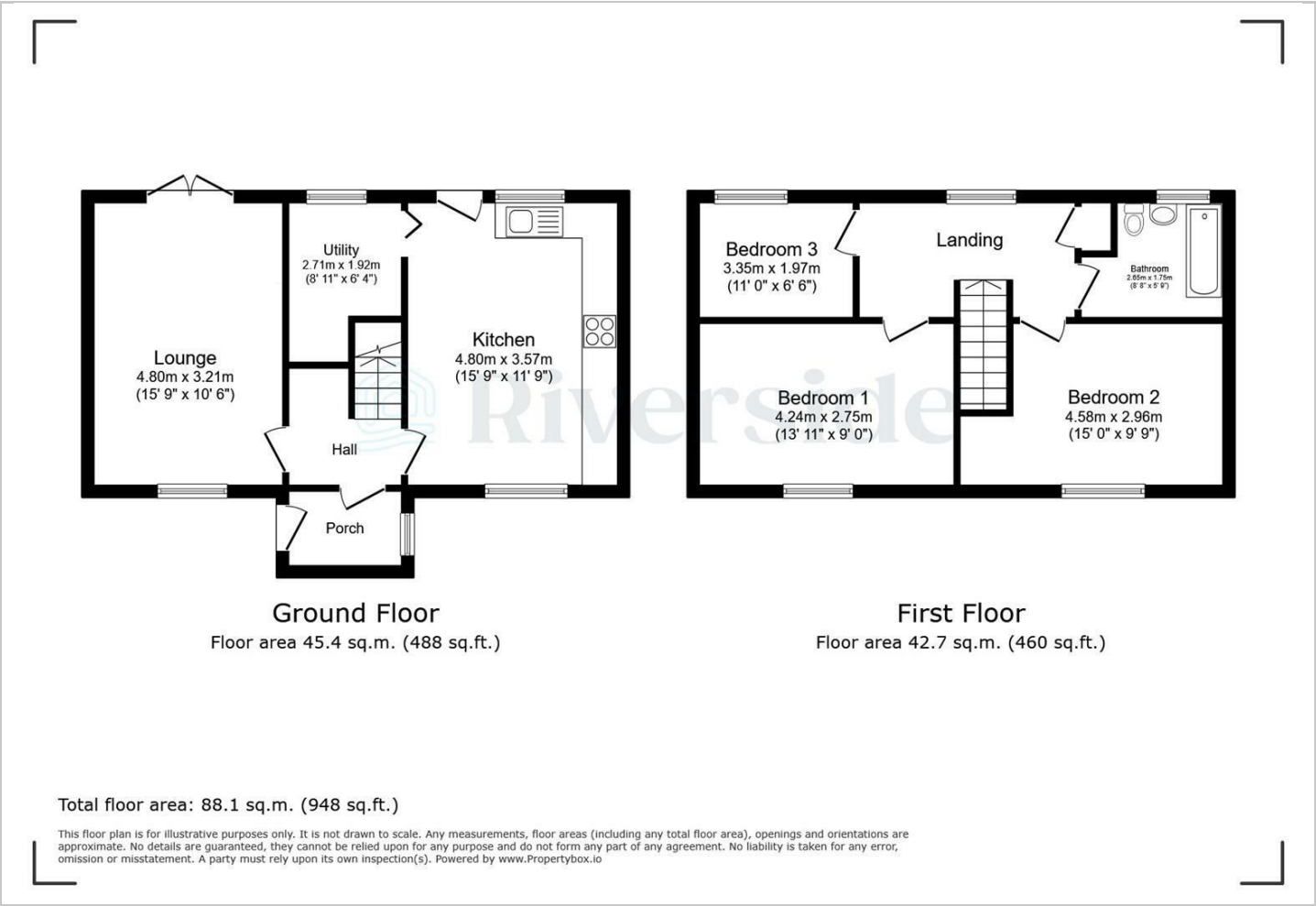
Hybrid Map



Terrain Map



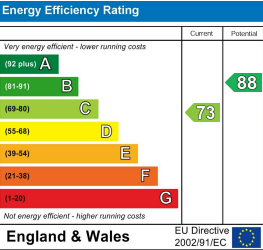
Floor Plan



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.