



Brockwell Park, Kingswood
Hull

Guide Price **£185,000**

WIGWAM

Brockwell Park

Kingswood, Hull

Guide Price £185,000 – £190,000

This beautifully presented semi-detached property is now available for sale, offering flexible and inviting living spaces. The ground floor features a comfortable lounge, a spacious kitchen/diner perfect for entertaining, a convenient downstairs WC, and an additional reception room currently utilised as a playroom. Upstairs, you'll find three well-proportioned bedrooms, with the master benefiting from an en-suite bathroom, alongside a modern family bathroom. Outside, the property boasts a pleasant rear garden and a driveway to the front, providing convenient off-street parking.

This property benefits from being located in the ever popular Kingswood area. Local amenities are never far away, with the Kingswood Retail Park only minutes away by car, and a multitude of frequent bus transport links to and from Hull City Centre and the surrounding areas. The property also benefits from close proximity to a number of well-regarded schools.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- SEMI-DETACHED
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- DRIVEWAY
- 2 BATHROOMS
- PRIVATE REAR GARDEN
- AVAILABLE WITH NO-CHAIN





Entrance Hall

With karndean vinyl flooring, radiator and door leading to the lounge.

Lounge

With carpet flooring, double glazed window, radiator and door leading to the hallway.

Hallway

With carpet flooring, radiator, stairs leading to the first floor, doors leading to the play room, lounge, downstairs WC and kitchen/diner

Playroom

With carpet flooring, radiator and double glazed window.

Kitchen/Diner

With laminate flooring, laminate work surfaces, sink/drainer, hob, oven, extractor fan, double glazed window, space for appliances, radiator and patio doors leading to the rear garden.

Bedroom 1

With carpet flooring, radiator, double glazed windows and door leading to the en-suite.

En-suite

With vinyl flooring, shower cubicle, wash hand pedestal basin, WC, radiator and double glazed window.

Bedroom 2

With carpet flooring, radiator and double glazed window.

Bedroom 3

With carpet flooring, radiator and window.

Bathroom

With vinyl flooring, bath tub, wash hand pedestal basin, double glazed window, radiator and WC.

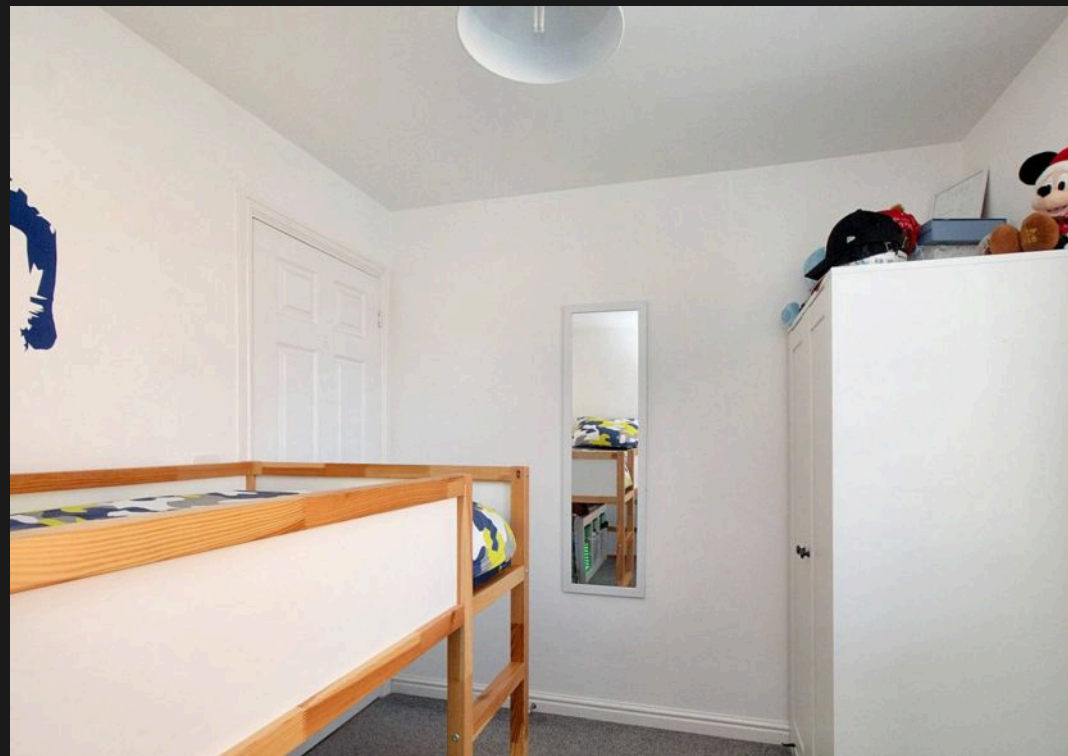
Outside

Outside, the property boasts a pleasant rear garden and a driveway to the front, providing convenient off-street parking.

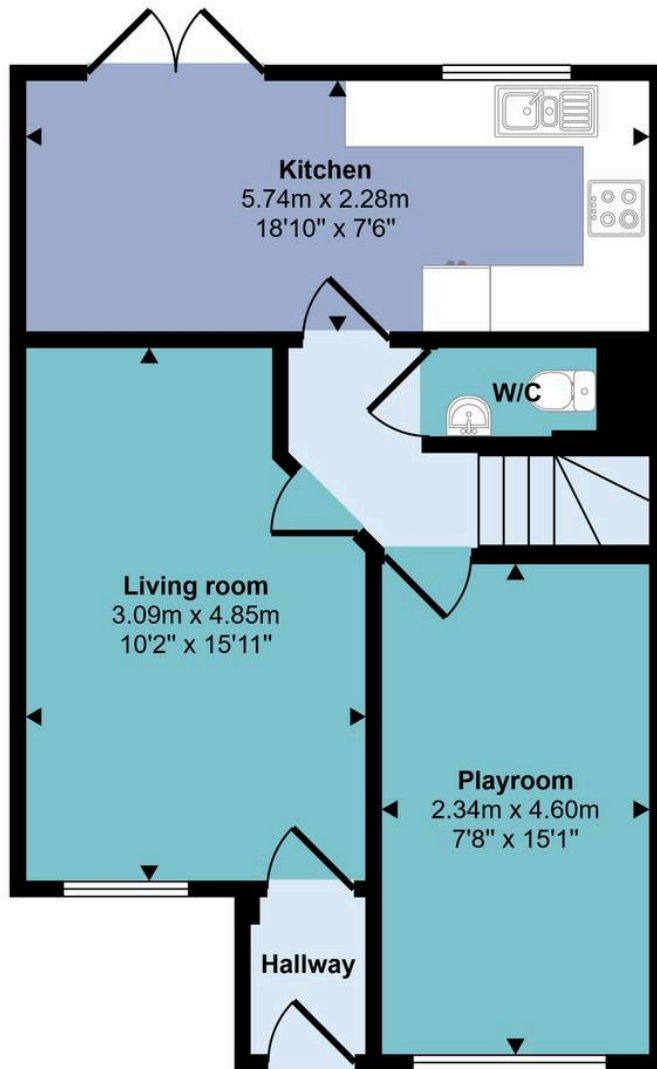




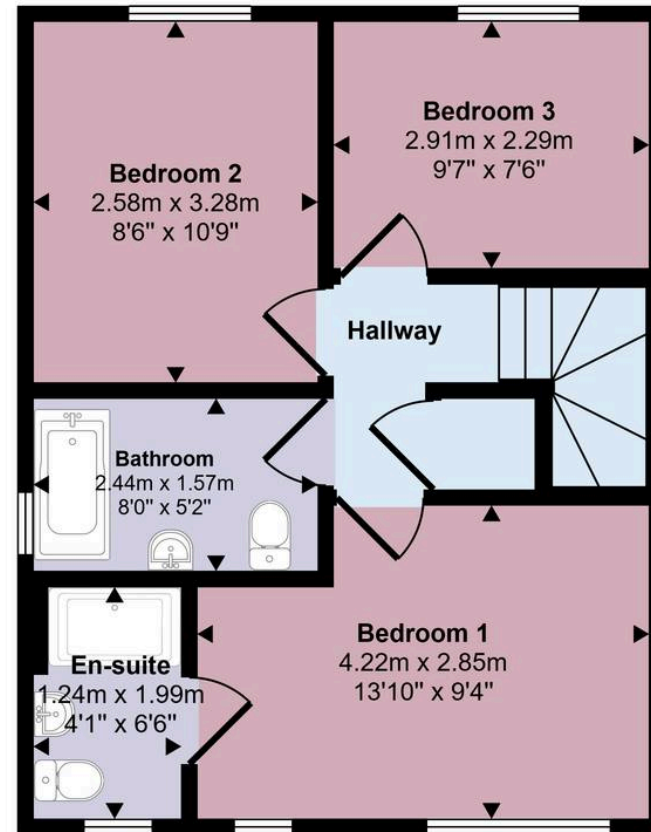




Approx Gross Internal Area
88 sq m / 946 sq ft



Ground Floor
Approx 47 sq m / 508 sq ft



First Floor
Approx 41 sq m / 437 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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