



Grosvenor Road, Kingswood, HU7

Guide Price £320,000 - £330,000





WIGWAM HOMES

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DON'T MISS OUT ON THE OPPORTUNITY TO MAKE THIS EXQUISITE DETACHED HOUSE YOUR FOREVER HOME! Briefly offering entrance hall, lounge, kitchen, utility room and downstairs WC to the ground floor. 4 bedrooms, en-suite, and bathroom to the first floor. Also provides a spacious rear garden with access to the front aspect. Garage and driveway to the front aspect.

This property benefits from being located in the ever-popular Kingswood area. Local amenities are never far away, with the Kingswood Retail Park only 5 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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- Detached
- 4 Bedrooms
- En-Suite
- Downstairs WC
- Utility Room

DETAILS

Entrance Hall

With laminate flooring, radiator, door leading to lounge, door leading to kitchen/diner, door leading to utility room, door leading to downstairs WC and stairs leading to first floor.

Lounge

With laminate flooring, radiator, double glazed window, feature fireplace and doors leading to kitchen/diner.

Kitchen/Diner

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

Utility Room

With laminate flooring, radiator, space for appliances and laminate work surfaces.

Downstairs WC

With tiled flooring, double glazed window, WC, towel radiator and pedestal hand wash basin.

Bedroom 1

With carpet flooring, fitted wardrobes, radiator, double glazed window and door leading to en-suite.

En-Suite

With tiled flooring, WC, double glazed window, towel radiator, pedestal hand wash basin and shower cubicle with shower

attachment.

Bedroom 2

With carpet flooring, radiator and double glazed window.

Bedroom 3

With carpet flooring, radiator, double glazed window and fitted wardrobes.

Bedroom 4

With carpet flooring, radiator, double glazed window and fitted wardrobes.

Bathroom

With tiled flooring, WC, bath tub with shower attachment, pedestal hand wash basin, double glazed window and towel radiator.

Parking

Offers driveway to the front aspect and garage.

Rear Garden

With decking flooring, patio door leading to kitchen/diner, door leading to garage, access to the front aspect, patio flooring, lawn, and fence boundary.

Viewings

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

Approx Gross Internal Area
133 sq m / 1429 sq ft



Ground Floor
Approx 69 sq m / 739 sq ft

First Floor
Approx 64 sq m / 690 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.