



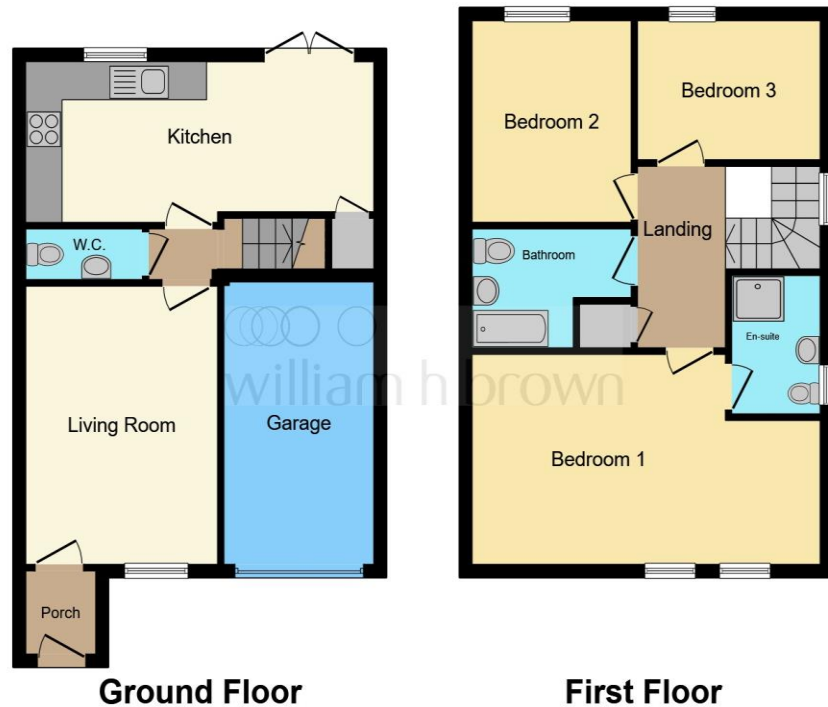
**Harbottle Way, Kingswood, Hull HU7 3NX**

**Welcome to**

**Harbottle Way, Kingswood, Hull**

William H. Brown are delighted to market this immaculate three-bedroom semi-detached home in Kingswood. Featuring an integral garage, off-road parking for two cars, and remainder of the NHBC certificate, this stunning property offers modern living, spacious interiors & a ready-to-move-in condition.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Location

Located on Harbottle Way in Kingswood, this pristine three-bedroom semi-detached house is a perfect family home. With the remainder of its NHBC certificate still valid, the property provides reassurance in terms of quality and construction standards. Inside, the house is in immaculate condition, with a spacious and bright living area that opens into a modern kitchen and dining space, offering a seamless flow for everyday living and entertaining.

One of the key features of this property is its integral garage, which provides both secure parking and extra storage. Additionally, there is off-road parking for two cars, offering convenience for families with multiple vehicles. The exterior spaces are well-maintained, with a private garden that's ideal for outdoor activities or relaxing in the warmer months.

Throughout the house, the attention to detail is clear, with high-quality finishes and neutral décor creating a stylish, ready-to-move-in feel. The three bedrooms are well-proportioned, offering comfortable living spaces for a growing family or guests. Situated in the sought-after Kingswood area, this home combines modern living with the convenience of nearby amenities, making it an excellent choice for buyers.

## Entrance Porch

## Living Room

15' 9" max x 10' 3" max ( 4.80m max x 3.12m max )

## Downstairs Cloakroom

5' 1" max x 3' 5" max ( 1.55m max x 1.04m max )

## Integral Garage

## Kitchen

18' 9" max x 7' 10" max ( 5.71m max x 2.39m max )

## Landing

## Bedroom 1

18' 11" max x 9' 1" max ( 5.77m max x 2.77m max )

## Ensuite

7' 1" max x 5' 1" max ( 2.16m max x 1.55m max )

## Bedroom 2

11' 6" max x 8' 8" max ( 3.51m max x 2.64m max )

## Bedroom 3

9' 11" max x 7' 3" max ( 3.02m max x 2.21m max )

## Bathroom

8' 10" max x 6' 7" max ( 2.69m max x 2.01m max )

**Welcome to**

**Directions to this property:**

## **Harbottle Way, Kingswood, Hull**

- THREE BEDROOM SEMI-DETACHED HOUSE
- IMMACULATE CONDITION THROUGHOUT
- COUNCIL TAX BAND: C
- OFF-ROAD PARKING FOR TWO CARS & INTEGRAL GARAGE
- REMAINDER OF NHBC WARRANTY

Tenure: Freehold EPC Rating: B

offers over

**£190,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR122124](https://www.williamhbrown.co.uk/Property/HDR122124)



Property Ref:  
HDR122124 - 0003

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