



**Blackwater Way, Kingswood, Hull, HU7 3HF**

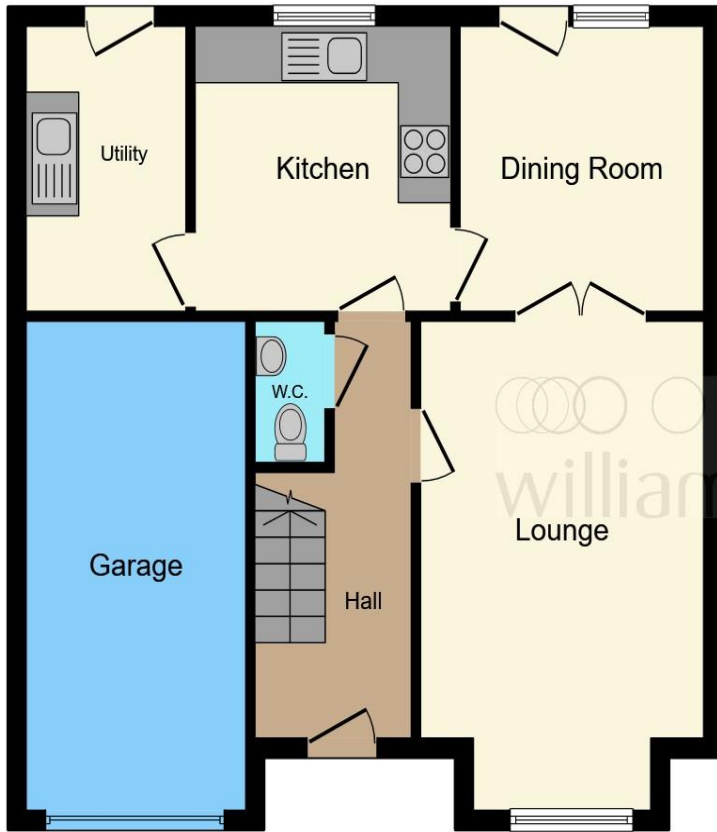


**Welcome to**

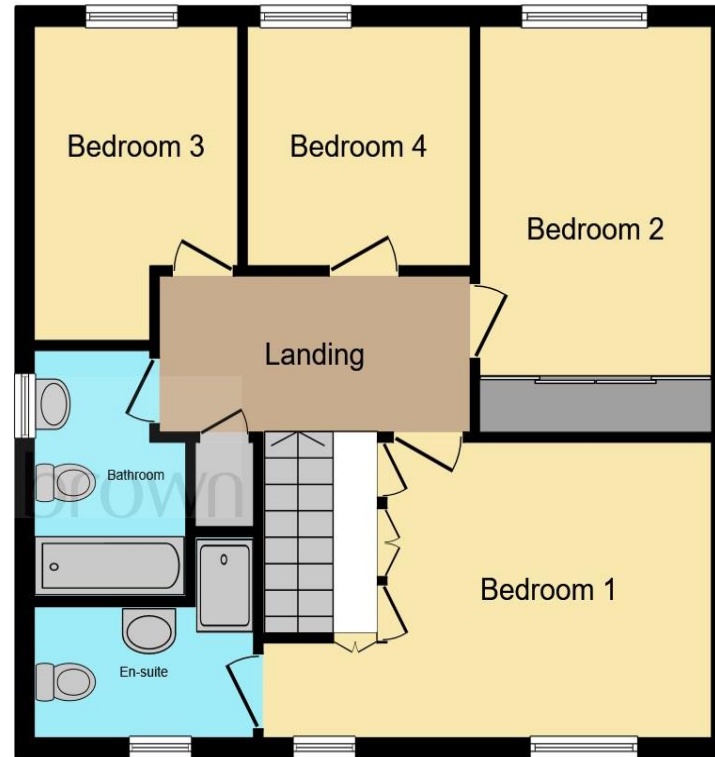
**Blackwater Way, Kingswood, Hull**

\*DETACHED FAMILY HOME IN A PRIME LOCATION\* This impressive 4-bedroom detached family home offers generous living space, modern conveniences, and a prime location, making it perfect for growing families.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

4' 7" max x 2' 7" max ( 1.40m max x 0.79m max )

**Lounge**

17' 5" max x 10' 6" max ( 5.31m max x 3.20m max )

**Dining Room**

9' 3" max x 9' 1" max ( 2.82m max x 2.77m max )

**Kitchen**

9' 10" max x 9' 6" max ( 3.00m max x 2.90m max )

**Utility Room**

9' 7" max x 5' 10" max ( 2.92m max x 1.78m max )

**Landing**

**Bedroom 1**

17' max x 10' 1" max ( 5.18m max x 3.07m max )

**Ensuite**

8' 5" max x 4' 2" max ( 2.57m max x 1.27m max )

**Bedroom 2**

11' 10" max x 8' 7" max ( 3.61m max x 2.62m max )

**Bedroom 3**

8' 11" max x 8' 4" max ( 2.72m max x 2.54m max )

**Bedroom 4**

8' 6" max x 5' 8" max ( 2.59m max x 1.73m max )

**Bathroom**

8' 6" max x 5' 8" max ( 2.59m max x 1.73m max )

**Garage**

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)

## Welcome to

### Blackwater Way, Kingswood, Hull

- DETACHED FAMILY HOME
- DOWNSTAIRS WC + UTILITY + DINING ROOM
- COUNCIL TAX BAND: D
- OFF STREET PARKING AND GARAGE
- SPACIOUS THROUGHOUT

Tenure: Freehold EPC Rating: C

offers over

# £250,000



### Directions to this property:

Please see below map, or for more information please call the residential sales team on 01482 327913.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR122193](http://williamhbrown.co.uk/Property/HDR122193)



Property Ref:  
HDR122193 - 0006

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