

Hampstead Gardens, Kingswood, Hull HU7 3LB



### Welcome to

# Hampstead Gardens, Kingswood Hull

William H. Brown are delighted to market this immaculate five bedroom detached home in Hampstead Gardens, Hull. With an integral garage, parking for two, a family bathroom, Jack and Jill bathroom, and en-suite to the master, this spacious property is perfect for families.













#### Location

Kingswood is a vibrant and modern residential area located on the northern outskirts of Hull, offering a mix of contemporary housing developments and a thriving community atmosphere. Originally developed in the late 1990s, it has since expanded into a well-established suburb that caters to a range of lifestyles, from young professionals to growing families. The area is known for its green spaces, well-maintained parks, and proximity to open countryside, making it ideal for those seeking a balance between urban living and access to nature.

One of the key attractions of Kingswood is its comprehensive shopping and leisure facilities. The Kingswood Retail Park is a hub for local residents, offering a variety of major retail outlets, supermarkets, and dining options, including popular chain restaurants and cafes. For entertainment, the area boasts a cinema complex and several fitness and leisure centres, providing plenty of activities for all ages. The nearby David Lloyd Club and other sports facilities offer opportunities for exercise and socialising.

Kingswood is also highly regarded for its excellent local amenities and family-friendly environment. The area is served by a number of well-rated schools and healthcare facilities, making it a popular choice for families. Transport links are convenient, with easy access to Hull city centre and surrounding areas via wellconnected road networks and public transport. Overall, Kingswood offers a desirable combination of modern living, convenience, and community, making it one of the most sought-after locations in Hull.

Entrance Hall

Cloakroom

Living Room 16' 9" max x 11' 11" max ( 5.11m max x 3.63m max )

**Open-Plan Kitchen-Diner** 36' 11" max x 10' 10" max ( 11.25m max x 3.30m max )

Utility Room 7' 4" max x 5' 5" max ( 2.24m max x 1.65m max )

Landing

Bedroom 1 16' 5" max x 15' 7" max ( 5.00m max x 4.75m max )

Ensuite 8' 11" max x 6' 2" max ( 2.72m max x 1.88m max )

Bedroom 2 13' 5" max x 9' 5" max ( 4.09m max x 2.87m max )

Bedroom 3 12' 11" max x 9' 9" max ( 3.94m max x 2.97m max )

Jack & Jill Bathroom 9' 1" max x 6' 7" max ( 2.77m max x 2.01m max )

Bedroom 4 12' 10" max x 10' 3" max ( 3.91m max x 3.12m max )

Bedroom 5 10' max x 9' 11" max ( 3.05m max x 3.02m max )

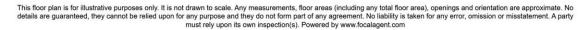
9' 1" max x 7' max ( 2.77m max x 2.13m max )

Front Garden

Rear Garden

Integral Double Garage

Please Note: This property has shared access via the drive.





10' max x 9' 11" r Bathroom

Bedroom 2

Bathroom

Bedroom 1

#### Welcome to

## Hampstead Gardens, Kingswood Hull

- FIVE BEDROOM DETACHED HOUSE
- OFF-ROAD PARKING & GARAGE
- COUNCIL TAX BAND: F
- WELL-PRESENTED THROUGHOUT
- FAMILY BATHROOM, JACK & JILL BATHROOM & EN-SUITE TO MASTER

Tenure: Freehold EPC Rating: C

offers over

£370,000





### view this property online williamhbrown.co.uk/Property/HDR122226



Property Ref: HDR122226 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

#### Directions to this property:

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



Please note the marker reflects the postcode not the actual property

william h brown



01482 327913



 ${\it Holderness} Rd@williamhbrown.co.uk$ 

358-360 Holderness Road, HULL, East Yorkshire, HU9 3DQ



williamhbrown.co.uk