



**Chevening Park, Kingswood, Hull, HU7 3JS**



***Welcome to***

**Chevening Park, Kingswood Hull**

William H. Brown are delighted to market this stunning 4-bedroom detached home in the sought-after Chevening Park, Kingswood. Boasting spacious interiors, mature gardens, parking, and an integral garage, it's perfect for modern family living in a prime location close to excellent amenities.





**Ground Floor**



**First Floor**

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

Kingswood, located on the northern edge of Hull, has become one of the city's most sought-after areas, thanks to its perfect balance of modern living and community spirit. This vibrant neighbourhood is designed with families in mind, offering a mix of contemporary housing, excellent schools, and a safe, welcoming environment. With plenty of green spaces, parks, and walking trails, Kingswood provides a serene escape from the bustle of city life while remaining conveniently close to Hull's amenities.

One of Kingswood's standout features is its impressive array of shopping, dining, and entertainment options. The Kingswood Retail Park is home to popular stores, restaurants, and leisure facilities, including a cinema and fitness centres, ensuring there's always something to do nearby. Its well-planned infrastructure makes day-to-day living easy, with supermarkets, medical centres, and local businesses all within easy reach, creating a truly self-contained community.

For those who commute or love to explore, Kingswood offers excellent transport links. The A1079 and A63 provide quick access to Hull city centre and beyond, while regular public transport ensures connectivity for non-drivers. Whether you're looking for a family-friendly environment, a bustling hub of amenities, or simply a peaceful and well-connected place to call home, Kingswood ticks all the boxes.

## Entrance Porch

## Entrance Hall

## Living Room

13' 1" max x 11' 1" max ( 3.99m max x 3.38m max )

## Dining Area

10' 10" max x 10' max ( 3.30m max x 3.05m max )

## Kitchen

11' 11" max x 10' max ( 3.63m max x 3.05m max )

## Utility Room

5' 4" max x 5' 1" max ( 1.63m max x 1.55m max )

## Conservatory

12' 11" max x 10' 10" max ( 3.94m max x 3.30m max )

## Landing

## Bedroom 1

11' 10" max x 11' 2" max ( 3.61m max x 3.40m max )

## En Suite

6' 2" max x 5' 5" max ( 1.88m max x 1.65m max )

## Bedroom 2

14' 7" max x 9' 5" max ( 4.45m max x 2.87m max )

## Bedroom 3

10' 7" max x 10' 1" max ( 3.23m max x 3.07m max )

## Bedroom 4

9' 5" max x 7' 1" max ( 2.87m max x 2.16m max )

## Bathroom

6' 11" max x 5' ( 2.11m max x 1.52m )

**Welcome to**

## **Chevening Park, Kingswood Hull**

- GUIDE PRICE: £290,000 - £310,000
- FOUR BEDROOM DETACHED HOUSE
- COUNCIL TAX BAND: D
- INTEGRAL GARAGE & PARKING
- IDEAL FAMILY HOME - CLOSE TO SHOPS, SCHOOLS & EXCELLENT TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

guide price

**£290,000 - £310,000**

### **Directions to this property:**

Please see map below for directions. For more information, please contact the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR122413](http://williamhbrown.co.uk/Property/HDR122413)



Property Ref:  
HDR122413 - 0006

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.



**william h brown**



**01482 327913**



[HoldernessRd@williamhbrown.co.uk](mailto:HoldernessRd@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**