



**Chancewaters, Kingswood, Hull, HU7 3NG**



***Welcome to***

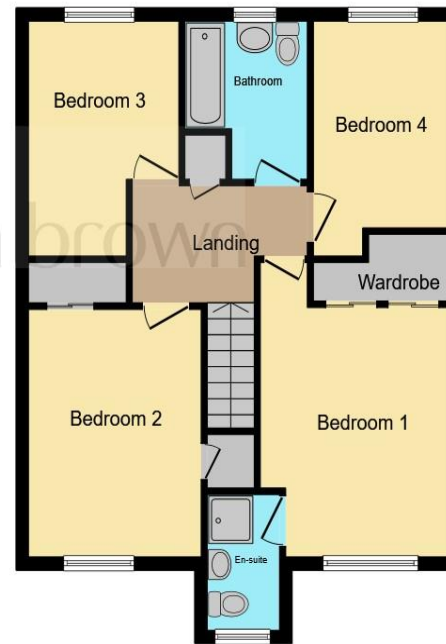
**Chancewaters, Kingswood, Hull**

William H Brown are delighted to present this stunning detached family home in Kingswood. Featuring an integral garage, driveway, and four generous bedrooms, it's perfect for families. A spacious conservatory overlooks the updated garden. Move-in ready and beautifully maintained!





**Ground Floor**



**First Floor**

## Entrance Hall

## Living Room

14' 6" max x 11' 4" max ( 4.42m max x 3.45m max )

## Dining Room

11' 9" max x 10' 6" max ( 3.58m max x 3.20m max )

## Kitchen

13' 4" max x 12' max ( 4.06m max x 3.66m max )

## Conservatory

## Utility Area

## Downstairs Toilet

## Landing

## Bedroom 1

11' 6" max x 11' 2" max ( 3.51m max x 3.40m max )

## Ensuite

## Bedroom 2

12' 7" max x 8' 5" max ( 3.84m max x 2.57m max )

## Bedroom 3

9' 9" max x 8' 6" max ( 2.97m max x 2.59m max )

## Bedroom 4

11' 4" max x 7' 6" max ( 3.45m max x 2.29m max )

## Bathroom

8' 1" max x 6' 3" max ( 2.46m max x 1.91m max )

## Garage

15' 3" max x 8' 9" max ( 4.65m max x 2.67m max )

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

## Chancewaters, Kingswood, Hull

- GUIDE PRICE £260,000 - £280,000
- BEDROOM 3 USED AS HOME OFFICE FITTED NEVILLE JOHNSON FURNITURE
- LARGE CONSERVATORY WITH MODERN FIREPLACE
- OFF STREET PARKING & INTEGRAL GARAGE
- EN-SUITE AND WALK-IN WARDROBE TO MASTER

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£260,000 – £280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR122535](https://williamhbrown.co.uk/Property/HDR122535)



Property Ref:  
HDR122535 - 0004

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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.



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