



2 Bradgate Park, Kingswood, Hull, East Yorkshire, HU7 3JA

- Well Presented Detached Family House
- Improved and Well For Cared Accommodation
- Fitted Breakfast Kitchen with Separate Utility Room
- Four Bedrooms all with Wardrobes
- Off Road Parking and Integral Garage
- Highly Recommended For An Internal Inspection
- Two Reception Rooms
- Ground Floor Cloakroom/WC
- En Suite Shower Room and Family Bathroom
- Cul de Sac Location

Offers In The Region Of £285,000



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A well presented and improved FOUR BEDROOM detached family house, highly recommended for internal and external inspections to fully appreciate this lovely home. Located off Kesteven Way in the Kingswood area of Hull the property occupies a pleasant cul de sac position. The accommodation comprises:- Entrance hall, cloakroom/WC, lounge, dining room, fitted breakfast kitchen, rear entrance utility room, first floor, four bedrooms (all with wardrobes), En suite shower room and a family bathroom. There is off road parking to the front with access to the integral garage and an enclosed rear garden area. Gas central heating system and double glazing. Viewing via Leonards please.

Location

Located off Kesteven Way and Hartsholme Park the property is well placed for access to local schooling and a host of amenities at the Kingswood Retail Park.

Entrance Hall

6'0" x 16'5" (1.842m x 5.004m)

Main front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation with under stairs cupboard. Wooden styled flooring, radiator and access into all ground floor rooms off.

Cloakroom WC

Fitted with a two piece suite of WC and wash hand basin with tiled splashback. Window to the side elevation, wooden styled flooring, radiator and extractor fan.

Lounge

11'6" x 17'11" + bay (3.514m x 5.486m + bay)

A lovely front facing room with bay window, feature inset wall mounted electric fire, two radiators, wooden styled flooring and access doors lead into:

Dining Room

11'8" x 11'1" (3.571m x 3.380m)

Overlooking the rear garden with French doors opening onto the garden beyond. Wooden styled flooring, radiator and access into:

Breakfast Kitchen

14'8" x 9'2" + 6'5" x 2'11" (4.472m x 2.818m + 1.960m x 0.897m)

Fitted with an extensive range of high gloss style wall and base cupboard and drawer units with contrasting work surfaces with tiled splashbacks which extend to form a breakfast bar area. Fitted appliances of electric oven, hob with hood over and microwave. Twin drawer dishwasher and space for freestanding fridge/freezer. Window to the rear elevation, kick space fan heater, tiled flooring and inset ceiling lights.

Rear Entrance Utility Room

6'5" x 5'7" (1.963m x 1.711m)

With fitted base unit with work surface over with tiled splashbacks which incorporates the single drainer sink unit. Wall mounted storage cupboards, space for freestanding appliances of washing machine and tumble dryer. Window to the rear elevation along with side entrance door to the rear garden area. Tiled flooring.

First Floor Landing

With loft ladder access to roof void. Airing cupboard with cylinder tank and access doors to all rooms off.

Bedroom One

11'7" x 11'7" (3.542m x 3.555m)

With two windows to the front elevation, radiator, built in wardrobes and access into:

En Suite Shower Room

8'6" x 2'6" (2.600m x 0.770m)

Fitted with a three piece suite of step in shower cubicle with mains plumbed shower, wash hand basin with vanity cupboards and WC. Window to the side elevation, tiling to the walls and floor, extractor fan and towel rail radiator.

Bedroom Two

11'4" x 11'7" (3.455m x 3.538m)

Window to the front elevation, built in wardrobe and radiator.

Bedroom Three

8'2" to back of wardrobes x 9'8" (2.501m to back of wardrobes x 2.950m)

Window to the rear elevation, radiator and range of wardrobes with sliding doors. Wooden styled flooring.



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Bedroom Four

8'8" x 11'6" (2.646m x 3.527m)

Window to the rear elevation, built in wardrobe and radiator.

Family Bathroom

7'4" x 5'5" (2.256m x 1.653m)

Fitted with a white suite of bath with mixer tap and hand shower attachment, vanity unit with wash hand basin and WC. Window to the rear elevation, tiled walls and flooring. Towel rail radiator and extractor fan.

Outside

The property occupies a pleasant garden plot and has off road parking to the front for 2 cars with a hard landscaped stoned area and footpath access to the main entrance door. The enclosed rear garden has fenced boundaries and defined garden sections with lawn, paved, decked and stoned areas. There is outside lighting and water supply available.

Garage

8'5" x 16'0" (2.590m x 4.877m)

With electric front access door, light, power and gas fired central heating boiler.

Energy Performance Certificate

The current energy rating on the property is C (71).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band D for Council Tax purposes. Local Authority Reference Number 00270059000207. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Services

The mains services of water, gas and electric are connected.

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

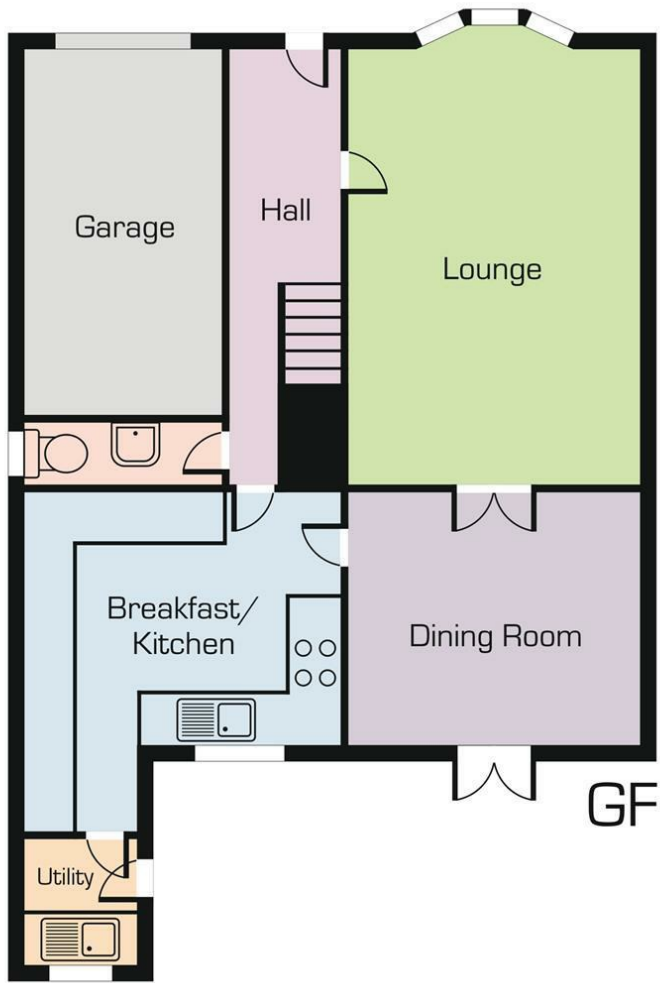
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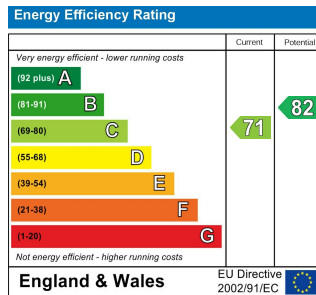
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THIS FLOORPLAN IS NOT TO SCALE



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