

LEONARDS

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Estate Agents
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10 Kielder Way, Kingswood, Hull, East Yorkshire, HU7 3BP

- Three Storey Mid Town House
- Entrance Hall with Cloakroom Shower
- Rear Facing Kitchen
- First Floor Bedroom Three
- Front Parking Space and Rear Garden Area
- Views over the River Hull
- Potential Bedroom or Office Study
- First Floor Lounge Diner
- Two Second Floor Bedrooms and En Suite Bathroom and En Suite Shower Room
- No Forward Chain

Offers In The Region Of £190,000



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10 Kielder Way, Kingswood, Hull, East Yorkshire, HU7 3BP

Three/four bedroom mid town house, offered for sale with No Forward Chain. This three storey property enjoys views to the front over the River Hull. Located on the fringe of the Kingswood development the accommodation comprises:- Entrance hall, cloakroom shower, potential bedroom four or office study, rear facing kitchen. On the first floor there is a lounge/diner and bedroom three. To the second floor can be found bedrooms one and two, both have En suites of either a bathroom or shower room. Outside, there is off road parking to the front and a rear garden area. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

Located off Gibraltar Way and Selset Way the property is well placed for access to a host of amenities at the Kingswood Retail Park.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation, radiator and cylinder cupboard.

Cloakroom Shower Room

2'10" x 9'4" (0.870m x 2.865m)

Suite of shower cubicle with mains shower, wash hand basin and WC. Radiator and part tiled walls.

Potential Bedroom Four or Office Study

7'8" x 15'5" max (2.361m x 4.702m max)

Formerly the garage with the up and over still in place at the front. This space could therefore be converted back to the garage or used as an additional fourth bedroom or an office study space. Radiator. Small window to the side elevation.

Kitchen

14'8" x 7'9" (4.473m x 2.387m)

Fitted with a range of base and wall units with contrasting work surfaces over which extend to form a breakfast bar area. Single drainer sink unit. Appliances of electric oven with gas hob and hood over. Space for upright fridge freezer, washing machine and slimline dishwasher. Window to the rear elevation with adjoining rear entrance door. Radiator.

First Floor

Access to rooms off and stairs to the second floor accommodation.

Lounge Diner

14'8" x 12'8" + 5'7" x 4'10" (4.484m x 3.883m + 1.710m x 1.480m)

Two windows overlook the front elevation and provide views across to the River Hull. Wall mounted electric fire and two radiators.

Bedroom Three

14'8" x 10'0" narrows to 7'10" (4.482m x 3.065m narrows to 2.411m)

Two windows to the rear elevation and radiator.

Second Floor

Access to rooms off.

Bedroom One

11'9" x 12'10" (3.586m x 3.912m)

Two windows to the front elevation, wardrobes and radiator.

En Suite Bathroom

5'7" x 6'6" (1.721m x 2.003m)

Suite of bath, basin and WC. Radiator.

Bedroom Two

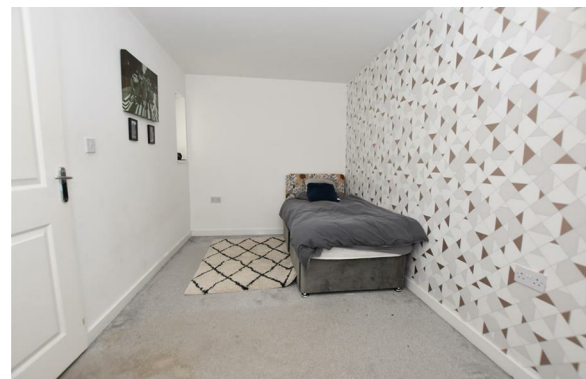
14'8" x 8'7" (4.486m x 2.618m)

Two windows to the rear elevation, wardrobes and radiator.

En Suite Shower Room

5'7" max x 5'10" (1.720m max x 1.797m)

Suite of shower cubicle, wash hand basin and WC. Radiator.



Outside

Off road parking available to the front and a low maintenance rear garden area.

Energy Performance Certificate

The current energy rating on the property is C (78).

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 C for Council Tax purposes. Local Authority Reference Number 00270140001001. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

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.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

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. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

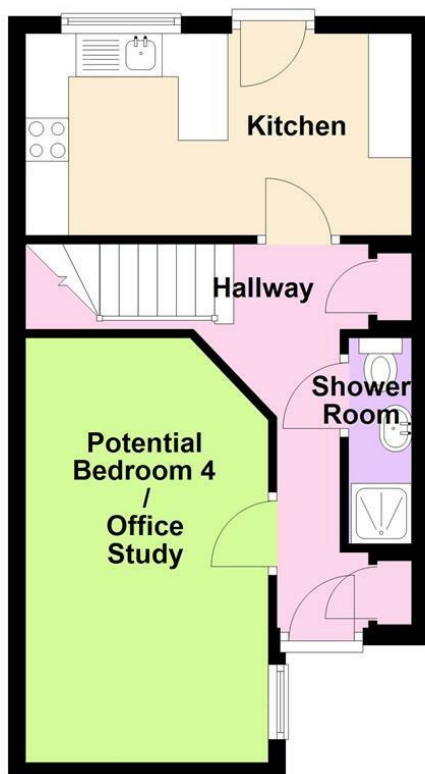


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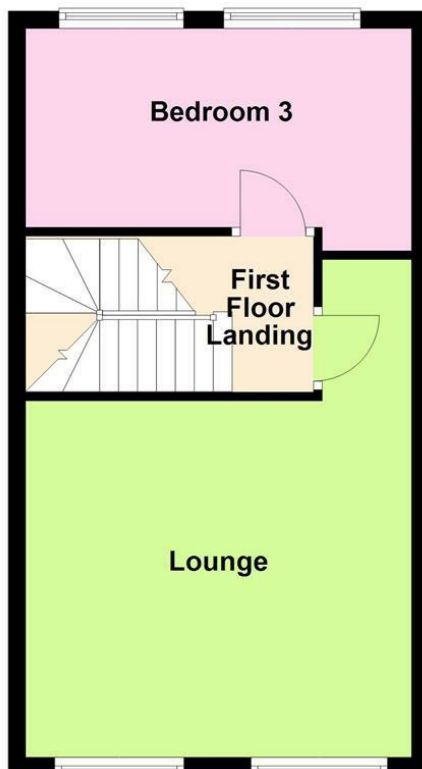


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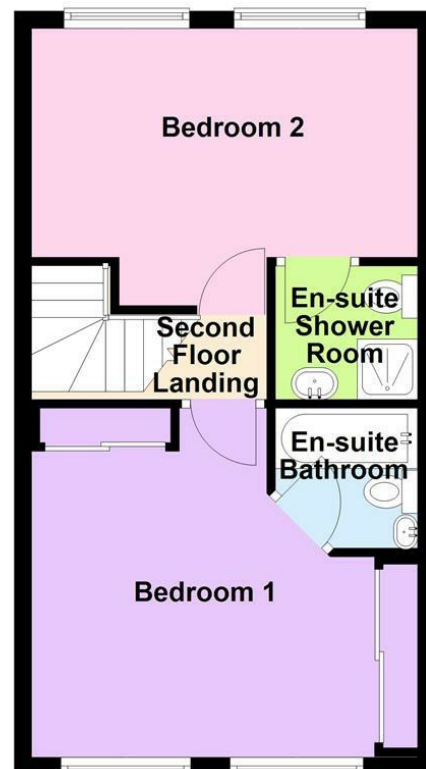
Ground Floor



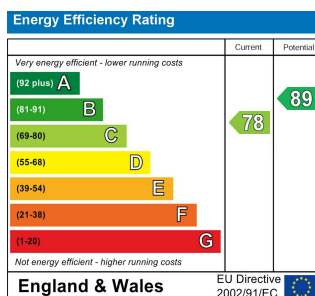
First Floor



Second Floor



10 Kielder Way, Hull



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