

## 1 Bedroom Flat

Pasture View, Kingswood, HULL, HU7 3AH

£89,950



- SUPERIOR FIRST FLOOR APARTMENT
- STYLISH CONTEMPORARY FINISH
- OPEN PLAN LOUNGE
- KITCHEN
- JULIETTE BALCONY
- FITTED WARDROBES
- ALLOCATED PARKING
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING





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Home Estates are delighted to offer to the market this truly fine example of a superior first floor apartment which is presented to the highest standard throughout. Internal viewing is not only highly recommended but essential in order to appreciate the size and standard of the accommodation on offer.

First time buyers or investors cannot fail to be impressed with this bright spacious apartment with an appealing stylish contemporary finish.

This appealing apartment is arranged to 1 level with a private entrance door leading to the first floor apartment.

A private entrance hall extends through to a highly impressive open plan lounge with a breakfast kitchen - a bright dual aspect space with french doors and Juliette balcony to the lounge area. The kitchen has a range of attractive fitted units which are further complimented with tasteful coordinating fixtures and fittings and integrated appliances - this is a great domestic preparation area with space for informal dining and breakfast table.

Also, leading off from the lounge is a generously proportioned bedroom with modern built-in wardrobes thus creating ample hanging and storage space.

The modern shower room has a matching 3 piece suite to include a walk-in shower enclosure and matching sanitary ware with chrome fittings.

Outside to the rear is an enclosed courtyard for off-road parking.

As one would expect there is a gas central heating system and double glazing throughout.

A very special apartment priced realistically to sell. Potential purchasers are advised to book your appointment to view in order to avoid disappointment!

## Location

Pasture View is perfectly placed for all amenities much needed for day to day living.

The Kingswood retail park has just about everything with superb retail outlets, highly sought after high street stores, supermarkets and regular public transport creating easy links to the city centre and surrounding areas.

The Kingswood retail and leisure park has a health centre, fitness centre, bowling alley and cinema.

For those wishing to spend quality leisure time with family and friends you will be spoilt for choice as there are many busy vibrant and well visited restaurants to choose from.

All in all a great place to live!

## Property Description

### Ground Floor

**Entrance** - Private entrance door leads through to a first floor landing with a double glazed window. A further private entrance door leads through to the entrance hall..

### First Floor

**Entrance Hall** - Built-in cloaks/storage cupboard. Radiator.

**Shower Room** - 3 piece suite comprising of a double walk-in shower enclosure, pedestal wash hand basin and low flush W.C. all with contrasting tiled splash back surround. Chrome fittings to the sanitary ware. Radiator.

**Through Lounge/Dining Kitchen** - 19' 5" x 10' 7" (5.93m x 3.23m) Extremes to extremes.

Double glazed window with aspect over the rear of the property.

Double glazed french doors with a juliette balcony. Radiator.

Within the kitchen area there is a range of base, drawer and wall mounted units with brushed steel effect handle detail.

Coordinating roll edge laminate work surface housing a stainless steel sink unit with a mixer tap over and a matching splash back surround.

A further work surface houses a stainless steel hob, built-in oven beneath and extractor fan over.

Space for upright fridge/freezer.



Plumbing for automatic washing machine.  
 Concealed gas central heating boiler.

**Bedroom - 10' 1" x 8' 5" (3.09m x 2.59m)** Extremes to extremes.

Double glazed window with aspect over the front of the property.

Range of fitted wardrobes with shelves and hanging space.

Loft hatch through to the roof void.

Radiator.

## Exterior

**Rear** - Allocated off road parking to the rear of the property.

Council tax band: A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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