



## Memory Lane, Hull, HU7 3LP

The only way this property would show how very special it is would be to book an early appointment.

This delightful property has been the subject of tasteful enhancement and improvement throughout, thus creating a super special move in to condition property.

The whole property is presented with a contemporary, stylish finish with bright and spacious living accommodation, which is arranged to two floors. The internal accommodation has an entrance hall, ground floor cloaks/WC, a bright and spacious lounge and the dining kitchen couldn't be more impressive - a superb space for entertaining with friends and family with space for dining table and sofa area. The bi-fold doors bring the outdoors in to this bright and spacious area.

To the first floor there are 4 aesthetically pleasing bedrooms all generously proportioned, and a modern family bathroom.

Outside to the rear is a great outdoor area which is mainly laid to lawn with a patio/seating area inset. The gardens wrap around to the property and enjoy a degree of privacy which is perfect for summer barbecues.

The garage sits within the rear boundary with direct access to the side elevation.

Discerning purchasers shouldn't hesitate to view this desirable and appealing property.

## Key Features

EARLY VIEWING IS ESSENTIAL

DETACHED 4 BEDROOM PROPERTY

KINGSWOOD AREA

SPACIOUS DINING KITCHEN

WITH SOFA AREA AND BI-FOLD  
DOORS

OUTDOOR ENTERTAINING SPACE

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

## Location

The area is highly popular and well served with many local amenities much needed for day-to-day living.

This particular property is positioned within a crescent of residential properties overlooking an attractive lawned green.

Kingswood has so much choice as there are local shopping centres, retail parks, high street stores and supermarkets.

There are highly reputable schools and colleges close by.

Regular public transport connections provide easy access to the city centre and surrounding areas including the historic market town of Beverley.

For those who enjoy socialising with friends and family, there is a fantastic choice of public houses and family restaurants.

Other amenities include a health centre, bowling alley, cinema and fitness centre.

All in all, a great place to live!

## Property Description

### Ground Floor

**Entrance** - Double glazed entrance door with matching side screen and overhead screen windows lead through to the entrance hall.

**Entrance Hall** - Turned staircase off to the first floor.  
Double storage cupboard with the hot water cylinder and gas central heating boiler.  
Radiator.  
Laminate flooring.

**GF WC** - 2-piece suite comprising of a pedestal wash hand basin with tiled splash back surround and a low flush W.C.  
Double glazed opaque window.  
Extractor fan.  
Radiator.

**Lounge** - 18' 6" x 11' 6" (5.66m x 3.53m) Extremes to extremes.

Dual aspect double glazed windows looking out over the front of the property and a circular recreational green.  
Radiator.

**Dining Kitchen** - 24' 11" x 20' 2" (7.61m x 6.16m) Extremes to extremes.

Double glazed window with aspect over the side elevation and double bi fold doors, providing views and access to the rear patio and garden beyond.

Range of matching high gloss base, drawer and wall mounted units.

A central island also with storage units at low level.

Integrated double oven with a microwave above.

Integrated fridge/freezer.





Integrated dishwasher.  
 Integrated washing machine.  
 Matching coordinating roll edged laminate work surface housing a hob with a glass and stainless steel funnel hood extractor fan over also with a matching splash back surround.  
 Space for a good sized dining table.  
 Mid level feature paneling.  
 Fitted skylight windows to the sofa area.  
 Recessed down lighting.  
 Radiator.  
 Under stairs storage cupboard.



**Staircase** - Mid level to the staircase is a double glazed window looking out over the side elevation.

## First Floor

**Landing** - Spindle rail enclosure.  
 Radiator.

**Bedroom One & En-suite** - 13' 3" x 10' 11" (4.04m x 3.35m)  
 Extremes to extremes.  
 Dual aspect double glazed windows looking out over the front garden area and a recreational green beyond.  
 Radiator.



En-suite shower room..  
 3-piece suite comprising of a double walk-in shower enclosure, built-in vanity wash hand basin with storage base beneath and a built-in low flush W.C.  
 Chrome fittings to the sanitary ware and contrasting tiled surround.  
 Recessed down lighting.  
 Extractor fan.  
 Chrome effect upright towel rail/ radiator.



**Bedroom Two** - 14' 1" x 9' 1" (4.3m x 2.77m) Extremes to extremes.  
 Double glazed window with aspect over the front garden area and recreational green beyond.  
 Radiator.

**Bedroom Three** - 11' 2" x 7' 0" (3.41m x 2.15m) Extremes to extremes plus door access.  
 Double glazed window with aspect over the rear garden area.  
 Radiator.

**Bedroom Four** - 10' 5" x 8' 5" (3.18m x 2.58m) Extremes to extremes.  
 Double glazed window with aspect over the rear garden area.  
 Radiator.



**Bathroom** - 3-piece suite comprising of a panel bath, built-

in vanity wash hand basin with storage base beneath and low flush built-in W.C.  
There is a shower over the bath with a fixed shower screen.  
Chrome fittings to the sanitary ware.  
Contrasting tiled surround.  
Double glazed opaque window.  
Chrome effect upright towel rail/radiator.  
Recessed downlighting.  
Extractor fan.

Exterior

**Rear Garden** - Outside to the rear is a paved patio/seating area and the garden is also laid to lawn and enclosed with a high level brick boundary and perimeter wall with timber trellis detail inset.  
There is also a high level timber access gate that leads to the private drive, which extends to the the garage.  
A further high level timber gate leads out along the side elevation to the front garden area.

**Front Garden** - The front garden area is open plan and laid to lawn with paving stones for ease of maintenance.

Council tax band: E

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017: 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 will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







