





Foxglove Close

Hull, HU7 3HD

- Two Bedrooms
- Well-Presented Throughout
- Popular Location
- Close to Local Amenities
- Ideal for First Time Buyers & Small Families
- Semi-Detached
- Allocated Parking
- Close to Well Regarded Schools
- Quiet Cul-De-Sac Location
- Viewing Highly Recommended



Guide price £130,000 - £140,000







GUIDE PRICE £130,000 - £140,000

Situated within the ever-popular Kingswood development, this well-positioned semi-detached home offers well-proportioned accommodation arranged over two floors. The property would make an ideal choice for first-time buyers, couples or small families looking to purchase a home in a popular and convenient residential location.

The ground floor briefly comprises a welcoming entrance hall, comfortable lounge and a kitchen with adjoining dining area, providing a practical and sociable space for everyday living. To the first floor are two well-proportioned bedrooms together with a family bathroom.

Kingswood is a highly sought-after residential development, offering an excellent range of local amenities close by, including shops, supermarkets, restaurants, leisure facilities and schools. The area also provides convenient transport links, making it well placed for access into Hull city centre and the surrounding areas.

Offering a practical layout, two bedrooms and excellent access to the amenities Kingswood has to offer, this property would make a lovely home and is well worth viewing to fully appreciate the accommodation on offer.

Entrance Hall
With carpet flooring, radiator and door leading to the lounge.

Lounge
A bright and comfortable lounge offering ample space for a range of furniture. With carpet flooring, radiator, window, radiator, door leading to the kitchen and stairs leading to the first floor.

Kitchen & Dining Area
A practical and sociable kitchen and dining space. The kitchen offers a range of fitted units and work surfaces, with space for appliances. The adjoining dining area provides plenty of room for a dining table and chairs, creating a lovely space to enjoy meals with family and friends. With vinyl flooring, window, radiator and door leading to the rear garden.

Bedroom One
A well-proportioned principal bedroom offering ample space for a range of bedroom furniture. With carpet flooring, window and radiator.

Bedroom Two
A further well-sized bedroom providing versatile accommodation. With carpet flooring, window and radiator.

Family Bathroom
A practical family bathroom with carpet flooring, toilet, bath tub, shower attachment, shower screen, privacy glass window, towel radiator and wash basin.

Rear External
The rear garden is a neatly maintained outdoor space enclosed by a mix of wooden fencing.

To the left-hand side of the property are allocated parking spaces, providing convenient off-road parking for residents.

Additional Information
- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - C
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings
Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Free Valuation
Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations.
Please get in touch and we will arrange a no-obligation property appraisal.

Mortgages
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

Money Laundering Regulations
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

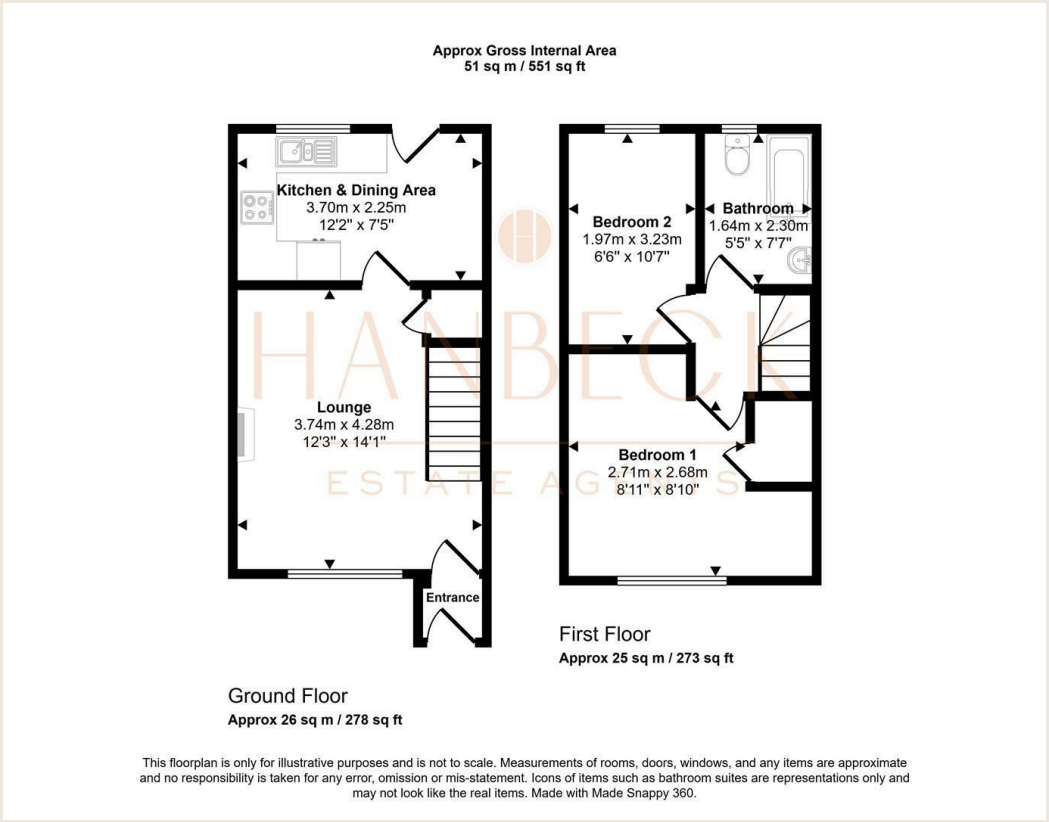
Disclaimer
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.







Local Authority
Council Tax Band **A**
EPC Rating **C**









Hull Office

929 Spring Bank West, Hull, East Yorkshire, HU5 5BE

Contact

01482 680850
info@hanbecks.co.uk
hanbecks.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.