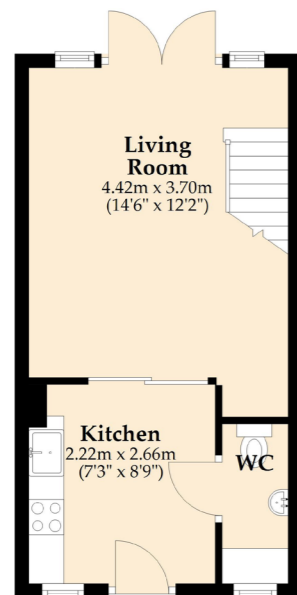
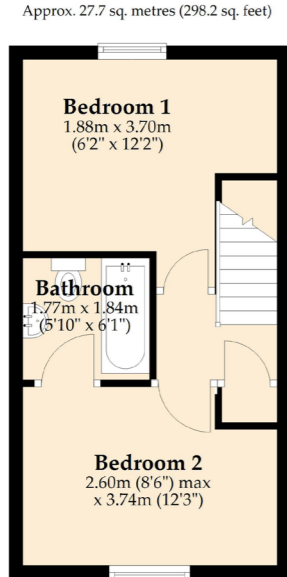


Ground Floor
Approx. 25.6 sq. metres (275.3 sq. feet)



Total area: approx. 53.3 sq. metres (573.6 sq. feet)

First Floor
Approx. 27.7 sq. metres (298.2 sq. feet)



Asking Price
£145,000

33 Sandwell Park, Kingswood
Hull, HU7 3GY

HEATING AND INSULATION

The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the Kingston-upon-Hull City Council. The property is currently shown as listed in Council Tax Band 'A'.

VIEWING

Strictly by appointment with the sole agents on 01482 866844.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Dee Atkinson & Harrison



A contemporary style 2 bedroom mid town house on this attractive development in the Kingswood area of Hull. This lovely property is ideally positioned to take advantage of all the retail and leisure amenities that Kingswood has to offer just a little south of Sandwell Park. With gas fired central heating and uPVCu double glazing the accommodation comprises: a modern fitted Kitchen, WC Cloaks/Utility space, Living Room with French doors opening onto the garden, Two Double Bedrooms and a Bathroom. There is a rear garden and allocated parking space. A really lovely property that will suit a range of buyers which is offered with no forward chain. Early viewing is essential.

First Floor Landing

Bedroom 1 - a double bedroom with window to the rear. Some of the floor space is taken up by the stair bulkhead which can provide excellent storage space.

Bedroom 2 - a smaller double bedroom with a window to the front.

Bathroom - a three piece suite in white comprising panelled bath with shower attachment over, low flush WC and pedestal wash-hand basin.

ACCOMMODATION

Entrance door to...

Kitchen - a range of base and wall mounted modern units with a gas hob, electric oven and sink. Window to the front.

WC Cloaks/Utility - with a low flush WC, wash-hand basin and work surface with plumbing underneath for an automatic washing machine. Sliding doors lead to...

Living Room - a good sized living room with French doors to the garden and stairs to the first floor.

OUTSIDE

Garden - the rear garden has a paved chipped area, bark chipped area that may be suitable for a lawn, timber shed and timber fencing to the perimeter.

Parking - there is an allocated parking space.

**33 Sandwell Park, Kingswood
Hull, HU7 3GY**

DESCRIPTION

A modern two bedroom mid town house on this attractive development in Kingswood which is excellently situated for convenient access to all the amenities it offers. With a garden and parking space it will make a great home for a first time buyer, downsizer or investor. No forward chain so early viewing is highly advisable.

LOCATION

The property is situated towards the western and more established side of the sought after Kingswood area. Kingswood is renowned for the range of shops and local amenities it offers including numerous restaurants, supermarkets and convenience stores together with excellent leisure opportunities including a David Lloyd gym. There are also a number of primary schools in the area. Kingswood provides good access to central and east Hull and the nearby A1079 provides connectivity with west Hull including the A63 which in turns links to the M62. Beverley, York and much of East Yorkshire are also within easy reach.

