

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.

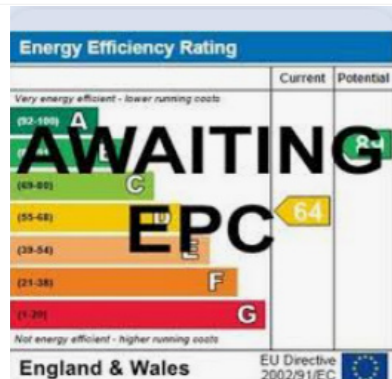
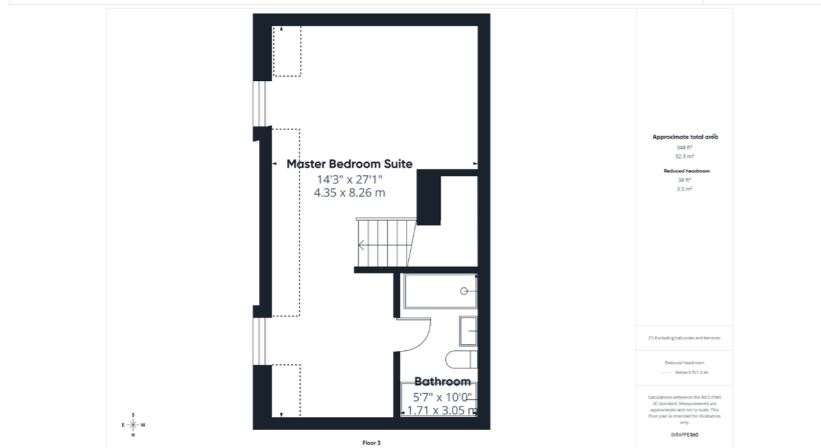
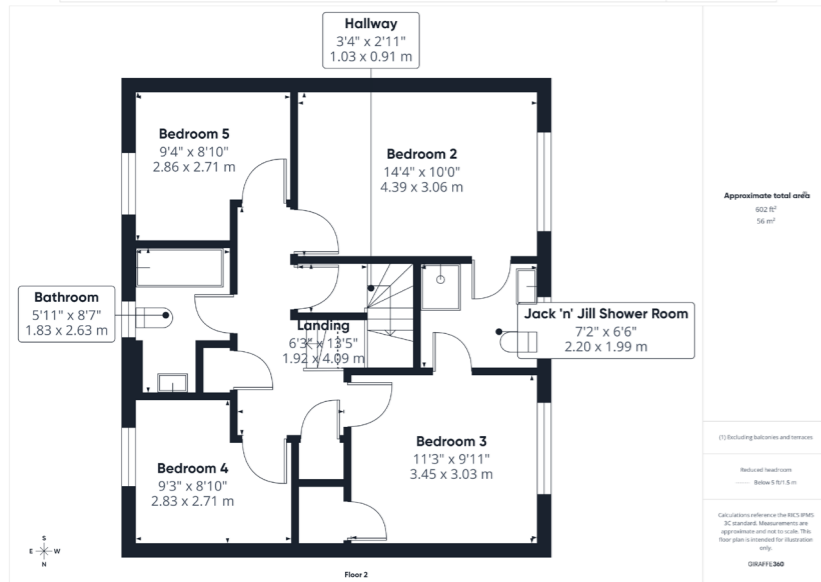
COUNCIL TAX
 Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'E'.

VIEWING
 Strictly by appointment with the sole agents on 01482 866844.



Asking Price
£350,000

**26 Windsor Park,
 Kingswood,
 Hull, HU7 3AA**



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Dee Atkinson & Harrison



This spacious double fronted house has an attractive outlook to the front, across its front lawn and over a footpath bounded by grass on either side and attractive estate style metal fencing. Its rear garden is of a good size and is relatively private in nature and as the house is the last property on the road, there is ample parking available on the driveway and road end in front of it. Internally, the property offers great family accommodation amounting to just over 1600 sq ft which is neutrally presented throughout. To the ground floor there is an Entrance Hall, WC Cloaks, Living Room, Study and a superb L-shaped Living Kitchen. To the first floor are Two Double Bedrooms with shared access to a Jack 'n' Jill Shower Room, and two further good sized Single Bedrooms as well as a house Bathroom. To the second floor there is a superb Master Bedroom Suite with a good sized Bedroom area, spacious Dressing Area and 4 piece Bathroom with separate shower unit. The property benefits from gas central heating and uPVC double glazing throughout. A double driveway leads to an attached Double Garage with a pitched roof and there is an open largely lawned garden to the front and a good sized westerly facing largely lawned garden to the rear.

ACCOMMODATION

- Entrance Hall - turn staircase to the first floor.
- WC Cloaks - with a low flush WC and wash hand basin.
- Living Room - bay window to the front.
- Study - bay window to the front.
- Living Kitchen - an L-shaped room providing a fitted kitchen with ample space for a dining table and seating area. The fitted kitchen offers a range of Shaker-style units in a neutral colour with integrated appliances including electric oven and grill, electric hob, fitted fridge and freezer and dishwasher. There is a 1.5 bowl sink and single drainer, a tiled floor to the kitchen area and a window to the rear. On the other side of the room there are French doors opening onto the garden and a further window.
- First Floor Landing - built in cupboard. Door to stairs leading to the master bedroom suite

Bedroom 2 - a good sized double bedroom with a window to the rear. Door to Jack 'n' Jill shower room.

Bedroom 3 - a further double bedroom with a built in cupboard, window to the rear and door to Jack 'n' Jill shower room.

Jack 'n' Jill Shower Room - a three piece suite comprising shower unit, low flush WC and wash hand basin. Half tiled walls, tiled floor and window to the rear.

Bedroom 4 - a larger single bedroom that might accommodate a double bed with window to the front.

Bedroom 5 - a larger single bedroom that might accommodate a double bed with window to the front.

Bathroom - a three piece suite in white comprising panelled bath, low flush WC, and pedestal wash hand basin. Half tiled walls, tiled floor and window to the front.

Second Floor Master Bedroom Suite - a spacious master bedroom comprising nearly 300 sq ft over the bed and dressing areas. Two windows to the front.

Bathroom - a four piece suite in white comprising panelled bath, separate shower unit, low flush WC and pedestal wash hand basin. Half tiled walls and tiled floor.

OUTSIDE

There are largely lawned gardens to the front of the house with beds and borders. The gardens are unbounded to one side with a wall and fence boundary to a neighbouring property and an elegant estate style metal fence across the front. The rear gardens are of a good size and westerly facing with a large area of lawn, a variety of beds and borders and timber fencing to the perimeter.

There is a double driveway leading to a double garage with an up-and-over door. The garage is of a brick construction with a pitched roof and has a courtesy door to the rear. The access road extends a little way past the end of the driveway before it reaches the lawn providing some extra parking.

26 Windsor Park, Kingswood, Hull, HU7 3AA

DESCRIPTION
 A superb 5 bedroom Charles Church home occupying a delightful position on this sought after residential development. The 1600 sq ft of space includes 5 bedrooms with a stunning master bedroom suite to the 2nd floor, 2 double bedrooms that are en suite with a Jack 'n' Jill shower room, and a spacious living kitchen as well as a living room and study. Attractive gardens and a double garage make it a property that must be viewed at your earliest convenience. A really great family house with lots of internal and external space. An early viewing is highly recommended. We also have a 360 degree tour available which will provide a good overview in the first instance.

LOCATION
 The property is situated towards the western, more established side, of the sought after Kingswood estate. 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.

