



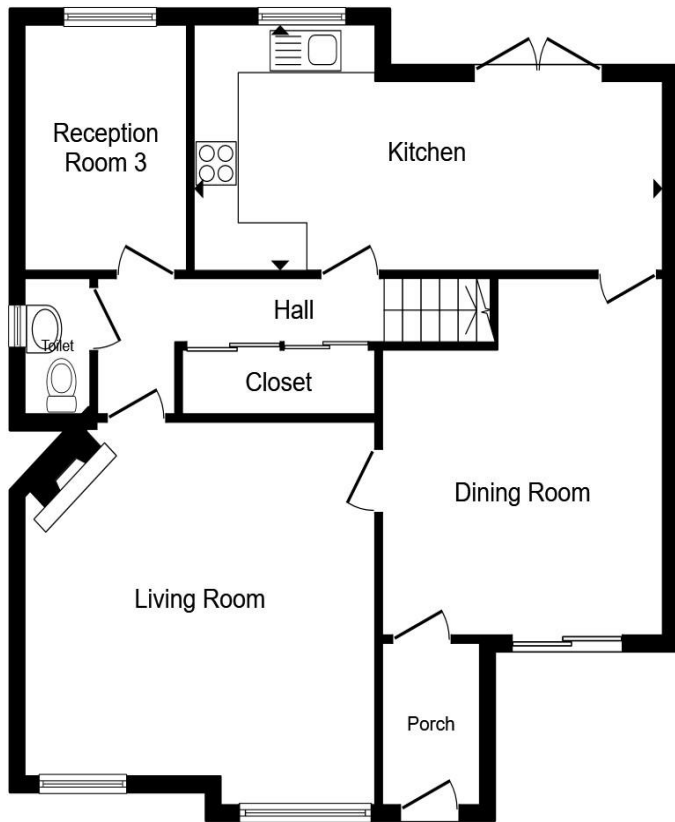
**Highgrove Way, Kingswood, Hull, HU7 3JU**

**Welcome to**

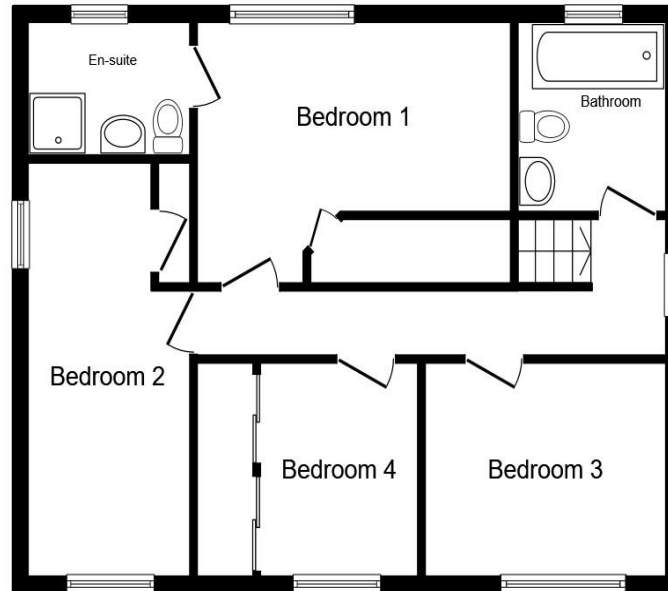
**Highgrove Way, Kingswood, Hull**

William H Brown present this impressive four bed detached home with spacious reception rooms, a modern kitchen with garden access, generous bedrooms with en-suite and further en-suite potential, a contemporary bathroom, landscaped garden with garden room/bar, and driveway parking for three cars.





**Ground Floor**



**First Floor**

Total floor area 135.9 m<sup>2</sup> (1,463 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Porch**

**Living Room**

15' 10" x 15' 7" ( 4.83m x 4.75m )

**Dining Room**

16' 4" max x 11' 7" max ( 4.98m max x 3.53m max )

**Reception Room 3**

9' 1" max x 7' max ( 2.77m max x 2.13m max )

**Kitchen**

19' 9" max x 10' 4" max ( 6.02m max x 3.15m max )

**Cloakroom**

4' 8" max x 3' 3" max ( 1.42m max x 0.99m max )

**Garden Room / Bar**

14' 3" max x 7' 8" max ( 4.34m max x 2.34m max )

**Hall**

**Closet**

**Landing**

**Bedroom 1**

14' 2" max x 11' max ( 4.32m max x 3.35m max )

**Ensuite**

7' max x 4' 4" max ( 2.13m max x 1.32m max )

**Bedroom 2**

16' max x 7' max ( 4.88m max x 2.13m max )

**Bedroom 3**

11' 1" max x 10' 2" max ( 3.38m max x 3.10m max )

**Bedroom 4**

8' 8" max x 8' 5" max ( 2.64m max x 2.57m max )

**Bathroom**

7' 8" max x 5' 5" max ( 2.34m max x 1.65m max )

**Agent's Note:** We are currently awaiting confirmation of building regulation certification for the property's extension.

**Please Note:** The property has solar panels on a hire agreement, but we have been advised that there is no charge for these.

## Welcome to

### Highgrove Way, Kingswood, Hull

- GUIDE PRICE £290,000 - £310,000
- IMPRESSIVE 4 BED DETACHED HOME, WITH POTENTIAL FOR A 5TH
- COUNCIL TAX BAND: D
- PARKING VIA FRONT DRIVE FOR MINIMUM OF 3 CARS
- MULTIPLE SPACIOUS RECEPTION ROOMS

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

guide price

**£290,000 - £310,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR123615](http://williamhbrown.co.uk/Property/HDR123615)



Property Ref:  
HDR123615 - 0003

1. MONEY LAUNDERING REGULATIONS 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 327913.



william h brown



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