



Trent Park, Hull, HU7 3HR

£260,000

Impressive detached house in popular location. Modern dining kitchen with appliances plus lounge & dining room, modern bathroom, en suite & WC plus 4 well proportioned bedrooms. Good size gardens plus driveway parking & garage. Ready to move in with flooring & blinds included.



15 Trent Park, Kingswood, Hull, HU7 3HR

We are delighted to offer for sale this modern detached house located on a generous plot in this popular location with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus modern bathroom, en suite and WC. Items of note include wardrobes to 3 bedrooms, gas fire and surround to lounge, French doors to the rear plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room, dining kitchen and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property benefits from generous private gardens of mainly lawns with patio and planting plus external tap. There is a double driveway leading to a single garage with power and light.

Tenure - Freehold
Council tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With Kardean flooring. Access to store.

Lounge 14'6" x 10'3" (4.42m x 3.13m)

Having gas fire and surround plus carpets and blinds.

Dining Room 9'6" x 8'11" (2.91m x 2.73m)

With carpets and blinds. French doors leading to the rear garden.

Dining Kitchen 16'6"(max) x 10'4" (max) (5.03m(max) x 3.16m(max))

Having a comprehensive range of modern

wall and base units with complimenting laminate worktops and tiling. With oven, microwave, induction hob, fridge freezer, wine cooler and dishwasher plus 1.5 sink and mixer tap. With recessed spot lights and Kardean flooring.

WC 5'1" x 2'10" (1.55m x 0.88m)

Having white sanitary ware, tiling and Kardean flooring.

FIRST FLOOR

Landing

With fitted carpets and recessed spot lights. Access to airing cupboard.

Bedroom 1 15'2" x 11'3" (4.64m x 3.44m)

With built in wardrobes, vanity unit and drawers plus laminate flooring.

En Suite 8'11" x 3'4" (2.73m x 1.03m)

Having modern sanitary ware with vanity basin, chrome ladder radiator, recessed spot lights plus wall and floor tiling.

Bedroom 2 10'7"(max) x 8'3"(max) (3.25m(max) x 2.52m(max))

With built in wardrobes plus carpets and blinds.

Bedroom 3 9'1" x 8'7" (2.77m x 2.62m)

With wardrobes and carpets.

Bedroom 4 8'7"(max) x 8'6"(max) (2.62m(max) x 2.60m(max))

With laminate flooring and blinds.

Bathroom 6'4" x 5'9" (1.95m x 1.76m)

Having modern sanitary ware with shower and screen to bath, vanity basin, recessed spot lights, chrome ladder radiator plus wall and floor tiling.

EXTERNAL

The property benefits from generous private gardens of mainly lawns with patio and planting plus external tap. There is a double driveway leading to a single garage with power and light.





