



## Blackwater Way Kingswood, HU7 3HF

- Three Bedroom Detached Home
- Downstairs WC
- Ideal Family Home
- Close to Local Shops & Amenities
- Great Schools Nearby
- Integrated Garage
- Private Driveway
- Good Transport Links
- Popular Residential Area
- Viewing Essential

Offers in excess of £200,000



This wonderful three bedroom detached home offers a perfect blend of comfort and modern living with ample space for families or professionalis alike.

The property benefits from a private driveway leading to an integrated garage, providing ample off-street parking and storage. Internally, the ground floor comprises a welcoming entrance hall, convenient downstairs WC, and a bright and spacious lounge diner with double doors opening onto the rear garden, creating an excellent space for both relaxing and entertaining.

To the first floor are three well-proportioned bedrooms, including a generous master bedroom with ensuite shower room, alongside a modern family bathroom serving the remaining bedrooms.

Externally, the rear garden offers a pleasant outdoor space perfect for enjoying the warmer months.

The location in Kingswood is particularly appealing, offering a tranquil environment while still being within easy reach of local amenities, schools, and transport links.

Early viewing is highly recommended to appreciate all this lovely home has to offer.



### Entrance Hall

Welcoming entrance hall with doors leading to the kitchen, garage, downstairs WC and lounge/diner.

### Lounge / Diner

18'8" x 11'3"

The lounge diner is a generously sized space featuring large patio doors that open out to the garden, flooding the room with natural light. With soft carpet underfoot and stairs leading to the first floor.

### Kitchen

6'8" x 9'7"

The kitchen offers a well-laid-out space fitted with dark blue cabinetry and black worktops creating a sleek and modern feel. It includes integrated appliances such as an oven, hob and overhead extractor, with a window overlooking the front of the house, allowing plenty of daylight to brighten the room.

### Downstairs W.C.

Convenient ground floor cloakroom fitted with WC and wash hand basin.

### Bedroom 1

12'2" x 9'6"

A spacious principal bedroom decorated in a contemporary style with striking dark feature walls and floral patterned wallpaper. The room benefits from two windows allowing natural light to enter and has an en suite shower room for added privacy and convenience.

### En Suite

5'10" x 5'3"

The en suite shower room is compact and functional, featuring a walk-in shower, pedestal basin and toilet, with modern black and white decor that complements the design of the principal bedroom.

### Bedroom 2

8'10" x 11'3"

A good-sized double bedroom decorated with bold blue feature walls and a window facing the rear aspect.

### Bedroom 3

9'5" x 8'6"

A well proportioned bedroom decorated in neutral tones and currently used as a dressing room. It benefits from a window overlooking the front of the house.

### Bathroom

5'10" x 7'6"

The family bathroom is partially tiled with a striking combination of black and green tiles with a white suite, including a bath with overhead shower, pedestal sink and toilet. A frosted window provides natural light and ventilation to the space.

### Rear Garden

The rear garden is a neatly maintained outdoor space with a combination of a paved patio area and artificial lawn, with a side gate providing access to the front of the property.

### Integrated Garage

Currently used as a storage / utility room.

### Front External

There is a private driveway to the front of the property providing parking for two vehicles.

### Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - C
- Energy Performance Certificate Rating (EPC) - D
- 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

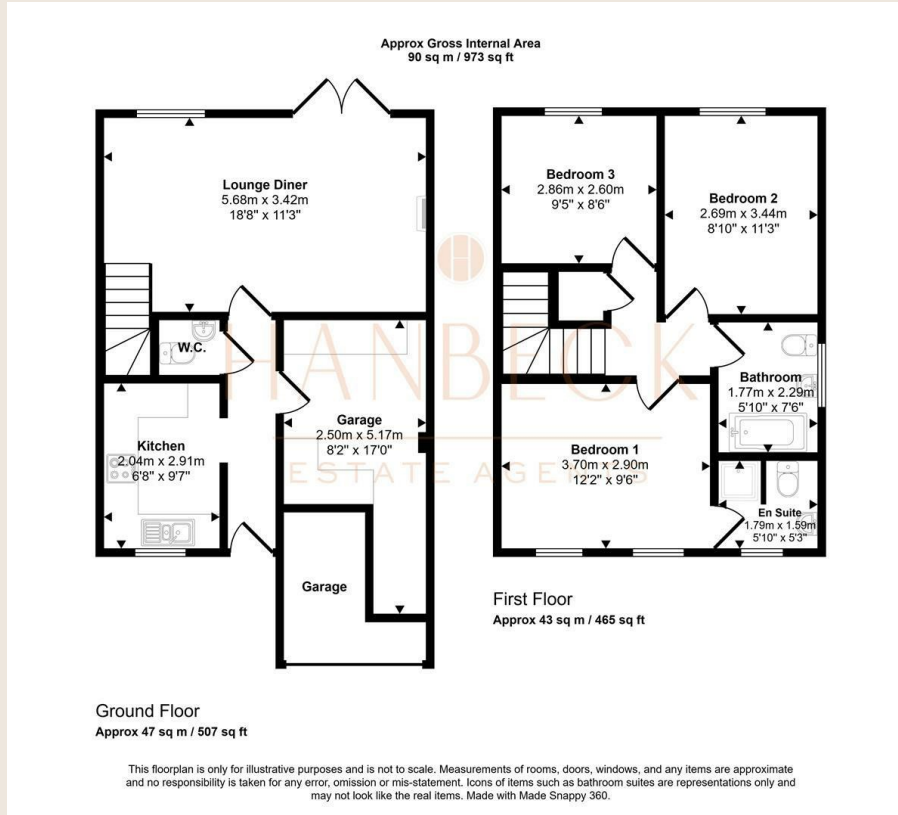
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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 Hull City Council  
Council Tax Band C  
EPC Rating D



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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.