

Crusoe Road, Kingswood, Hull, HU7 3NL

william h brown

Welcome to

Crusoe Road, Kingswood, Hull

WELL PRESENTED chain-free three-bedroom semi-detached family home on Crusoe Road, Kingswood. Boasting a driveway for 2 cars and spacious rear garden.



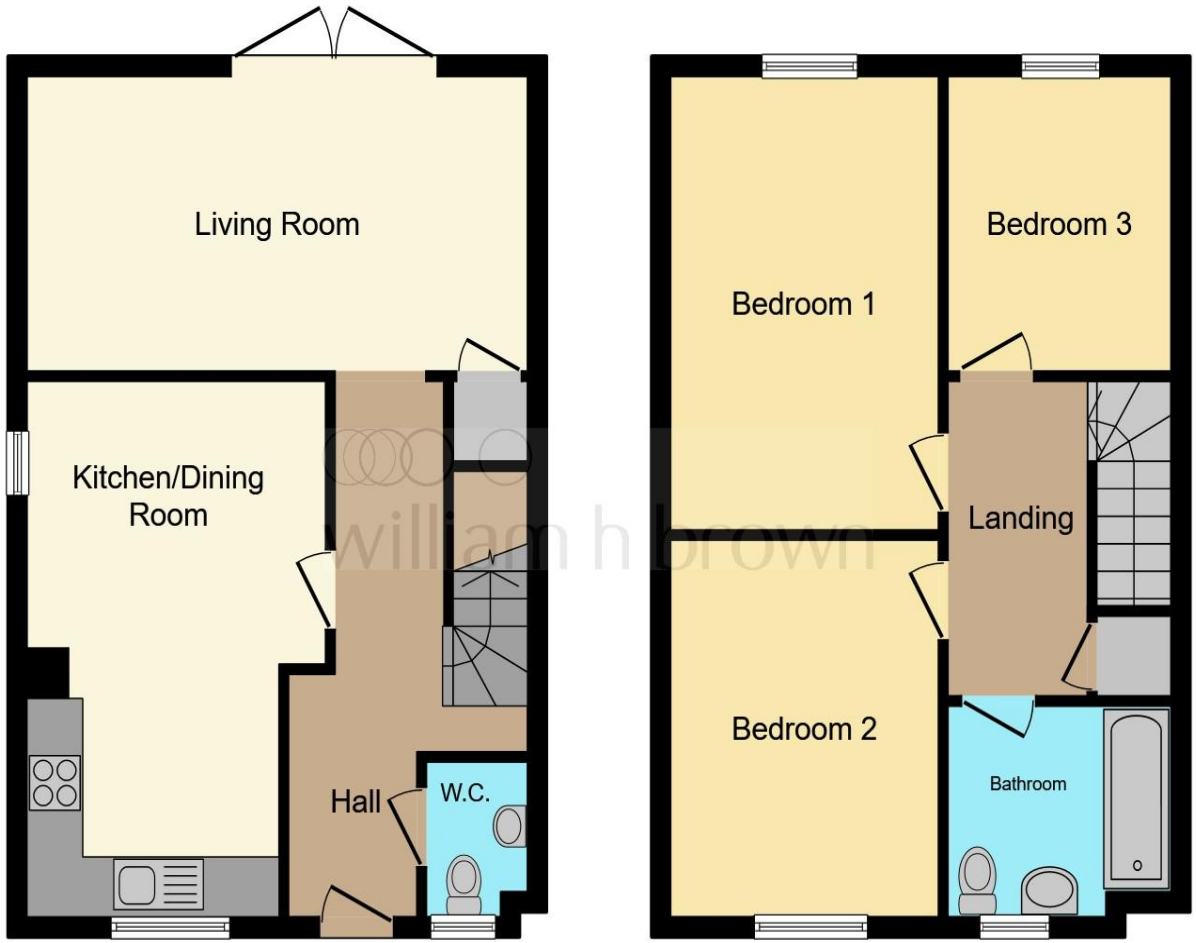












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Entrance Hall

Lounge
17' 8" max x 10' 5" max (5.38m max x 3.17m max)

Wc
5' 1" max x 3' 4" max (1.55m max x 1.02m max)

Kitchen/Diner
17' 9" max x 10' 2" max (5.41m max x 3.10m max)

Landing

Bedroom 1
15' max x 9' 6" max (4.57m max x 2.90m max)

Bedroom 2
12' 3" max x 9' 6" max (3.73m max x 2.90m max)

Bedroom 3
10' max x 6' 11" max (3.05m max x 2.11m max)

Bathroom
7' 9" max x 7' max (2.36m max x 2.13m max)

Agent's Note:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to

Crusoe Road, Kingswood Hull

- GUIDE PRICE £190,000 - £210,000
- THREE WELL-PROPORTIONED BEDROOMS
- MODERN KITCHEN/DINER
- LOUNGE WITH DIRECT ACCESS TO FANTASTIC LARGE REAR GARDEN
- OFF-STREET PARKING VIA DRIVEWAY

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

Directions to this property:

Please see map below for directions. For more information contact the branch on 01482 327913.

guide price

£190,000 - £210,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HDR122525 - 0007

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.

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