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36 The Pines, Kingswood, Hull, HU7 3GT

Offers Over £525,000





36 The Pines

Hull, HU7 3GT

- IMMACULATE 'FOREVER' FAMILY HOME
- EXECUTIVE SETTING OF THE PINES
- LANDSCAPED GARDENS
- 5 BEDROOMS
- HIGH INTERNAL SPECIFICATION
- DOUBLE FRONTED
- FULLY RE-MODELLED INTERNALLY
- GATED AND GENEORUS DRIVEWAY WITH DOUBLE GARAGING
- 3 BATHROOMS + W.C.
- LIFESTYLE KITCHEN AND DAYROOM

A SUPERB EXAMPLE OF AN EXTREMELY WELL SPECIFIED FAMILY HOME WITH HALLMARKS OF QUALITY THROUGHOUT.

This is a must see family home for applicants looking for aspirational family living with the advantage of a ready to move in home. Offering a spacious internal layout with an excellent balance of reception space and bedroom accommodation this smartly appointed and upgraded family home comes invited for further inspection.

The arrangement of living space offers complete versatility to two floor levels comprising; Reception Galleried Hallway, Formal Lounge space with access to a dedicated Dining Room, an open plan Kitchen Day Room benefiting from landscaped garden views with access into a Utility Room and Cloakroom W.C. and Study/Playroom.

To the first floor a spacious landing provides access to Five Bedrooms and House Bathroom. The principal suite enjoys an En Suite Shower Room with a further En Suite to Bedroom Two.

Within the executive neighbourhood a gated double width driveway provides access to a double detached garage.

A key selling feature is the private facing landscaped garden with outdoor kitchen enhancing both saleability and value and unique to the property with internal inspection invited to appreciate the size of plot on offer and attention to detail throughout.



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GROUND FLOOR

ENTRANCE HALLWAY

Accessed via feature entrance door with storm porch incorporating neo-classical columns, giving access to most impressive galleried reception hallway with double balustraded stairwell leading to split level gallery landing, cast iron feature radiators throughout the property, large format tiling to floorcoverings, deep storage cupboard. Access to reception rooms and...

CLOAKROOM / W.C

Traditionally styled with feature high-flush w.c, basin, feature floor tiling.

3'4" x 5'3" (1.02 x 1.62)

STUDY / PLAY ROOM

With Kamdean flooring, uPVC double glazed window to the front, has potential to be used as a dedicated study also and consequently offering a wealth of opportunity.

12'4" x 7'1" (3.78 x 2.16)

DINING ROOM

With uPVC double glazed window to the front elevation, Kamdean flooring, double doors leading from entrance hallway, being open plan through to...

10'3" x 12'7" (3.14 x 3.84)

RECEPTION LOUNGE

Accessed from the dining room and kitchen, boasting excellent levels of natural daylight with laminate to floor coverings, inset fire with feature hearth and surround, wall light points, French doors and additional windows to both sides providing access to the elevated outdoor terrace and garden beyond.

17'10" x 16'0" (5.45 x 4.88)

KITCHEN / DAY ROOM

Serving as the heart of this family home with contemporary styling throughout, with large format floor tiling, space for dining table to alternate room length, an impressive kitchen featuring contrasting wall and base units in anthracite grey and light grey finish, quartz work surfaces and upstands extending to dedicated breakfast bar area with additional cupboard space beneath, pan drawers, pantry cupboard, twin Siemens mid-level ovens, oversize Siemens induction hob, concealed recessed extractor, inset Blanco sink with hose tap, incorporated drainer to work surface, integrated dishwasher, space for freestanding American fridge freezer, inset spotlights to ceiling, undercabinetry lighting, uPVC double glazed window to the rear and French doors leading to external terrace. Access to...

22'6" x 15'6" (6.87 x 4.74)

UTILITY ROOM

With inset Blanco sink and mixer tap, quartz work surfaces and upstands, space for washing machine and dryer, wall mounted boiler inside cupboard, large format floor tiling, feature wall tiling, side access to external areas.

5'1" x 8'9" (1.57 x 2.69)

FIRST FLOOR

LANDING

An impressive gallery style split level landing giving access to five bedrooms and house bathroom, loft access point, storage cupboard.

15'11" x 13'4" (4.87 x 4.08)

PRINCIPAL BEDROOM

With feature Juliet balcony via double doors providing elevated outlook over the gardens, Kamdean flooring, space for freestanding bedroom furniture, a communicating door to bedroom five has been inserted to create access to a dressing room (should this be required, or alternatively could be reinstated to its original use).

18'6" x 12'11" (5.66 x 3.94)



EN SUITE SHOWER ROOM

Comprising of walk-in shower with wall mounted showerhead and console, wall mounted feature basin, low flush w.c, heated towel rail, contrasting floor and wall tile detailing, wall mounted mirrored cabinetry.

BEDROOM TWO

12'7" x 9'4" (3.84 x 2.85)
With uPVC double glazed window to front, Karndean flooring, fitted wardrobe storage, of double bedroom proportions. Leads to...

EN SUITE SHOWER ROOM

Neutrally appointed with walk-in shower, pedestal basin, low flush w.c, tiling to full wall splashbacks and contrasting floor tile.

BEDROOM THREE

11'10" x 12'6" (3.61 x 3.83)
With uPVC double glazed window to the rear elevation, Karndean flooring, fitted wardrobes and of double bedroom proportions.

BEDROOM FOUR

12'4" x 9'0" (3.77 x 2.75)
With uPVC double glazed window to the front elevation, Karndean flooring, fitted wardrobes and of double bedroom proportions.

BEDROOM FIVE

12'4" x 7'10" (3.78 x 2.41)
With uPVC double glazed window to rear, has potential to be used as a fifth bedroom or nursery, currently used as a dressing room with fitted wardrobes, door access to principal bedroom and gallery landing.

HOUSE BATHROOM

13'1" x 6'8" (4.00 x 2.05)
A most impressive Victorian style feature bathroom, with freestanding roll top bath with chrome fitted tap furniture and shower hose, low flush w.c, traditional style basin, corner shower cubicle with wall mounted showerhead and console, Victorian style wall detailing with border inlays, floor tiling, uPVC privacy window, heated towel rail.

OUTSIDE

The Pines offers a truly unique residential setting offering a limited number of executive family residences within the popular Kingswood development, taking full advantage of all the immediate local services and amenities.

The property boasts a generous gated brick sett driveway offering double width parking for multiple vehicles, in turn leading to a detached garage with twin up and over electronically operated doors, full power and lighting and personnel door to side. The residence remains offset from the roadside, being screened with hedging and established planting to the front boundary perimeter.

Gated access leads to a most impressive landscaped rear garden that needs to be seen to be fully appreciated, with elevated tiled terrace extending from the immediate building footprint, feature trellising, in turn leading down to an artificial lawn, with well stocked plant, shrub borders and palm trees to the South facing elevation. A further dining area exists with trellising and terracing, access also provided to an outdoor kitchen with barbeque area space with tiled detail, work surface preparation area, storage cupboard, inset double sink with tap point, external light points and power sockets throughout.

A further terrace extends around the rear of the garage, again boasting good levels of privacy and seclusion throughout, with the garden adding to both lifestyle and saleability.

SERVICE CHARGE

There is a service charge payable to Meadfleet Open Space Management to maintain green spaces. this is approximately £250 per year.

AGENTS NOTE

The vendors have undertaken a philosophy of presenting their property to an immaculate standard and high specification, and given the attention to detail throughout comes recommended for further viewing via the sole selling agent Stanford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull City Council tax band is 'F'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.





Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.