



Primrose Way, Kingswood, Hull
Asking Price - £210,000





KEY FEATURES

- Semi-Detached
- Popular Three Story Design
- Prime Location
- Four Bedrooms
- Two Bathrooms & Downstairs WC
- Immaculate Throughout
- Kingswood Shopping & Leisure Amenities Nearby
- Two Reception Rooms
- Driveway and Garage
- Generous Room Sizes
- EPC rating C



DESCRIPTION

Lovelle are proud to present to the market, this four-bedroom, two-bathroom semi-detached family home in the heart of Kingswood, on Primrose Way. Set over three floors, immaculate and modern throughout, this is a prime location, just stones throw away from Kingswood amenities and on good transport link.

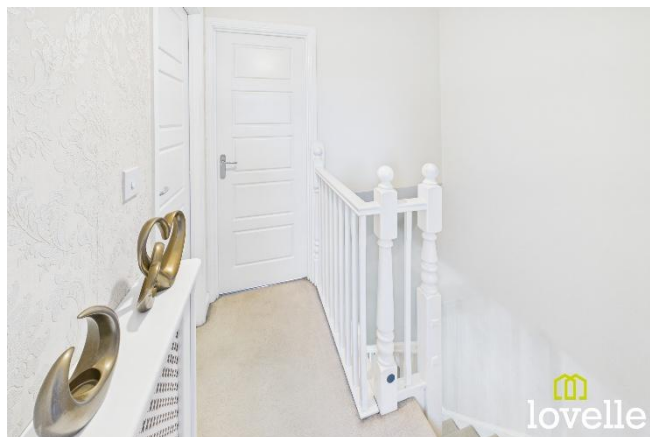
With four bedrooms, two bathroom, two receptions set across three floors, this property allows for the natural flow of morning routines and creating a sense of space.

Step inside this spacious and modern family home you will find to the ground floor, a cloak room, WC, bedroom and a large kitchen/ dining / lounge room. With the lounge offering glass doors to the rear with access to the private garden.

Through to the first floor, the main bedroom with an en-suite is presented along with a second reception room.

The third floor offers two bedrooms and the main bathroom creating a sense of space for the family.

Outside the property to the rear is the large private garden with the garage, there is also a driveway for additional parking.






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PARTICULARS OF SALE

Hallway

4.12m x 1.04m (13'6" x 3'5")

Step inside this immaculate four bedroom home you will find to the first floor a bedroom, WC, cloakroom and kitchen / living / dining room.

Bedroom Four

2.79m x 1.85m (9'2" x 6'1")

The bedroom located on the ground floor is modern and neutrally decorated throughout with the window to the front elevation.

WC

1.61m x 0.86m (5'4" x 2'10")

The ground floor WC offers a pedestal wash hand basin and low flush WC with neutral décor.

Kitchen / Living Area

7.19m x 3.97m (23'7" x 13'0")

The kitchen has neutral base and wall units with contrasting worktops, offering ample kitchen storage. With an integrated oven, four ring gas hob and an overhead extractor. With enough space for living and dining and glass doors to the rear leading to the private garden.

Bedroom One

3.12m x 3.99m (10'2" x 13'1")

To the first floor is the bedroom with two windows to the front elevation and fitted wardrobes and units. Offering a neutral finish with wooden flooring.

En-suite

2.15m x 1.53m (7'1" x 5'0")

Offering a shower cubicle, pedestal wash hand basin and low flush WC with the window to the side elevation.

Reception

3.9m x 3.03m (12'10" x 9'11")

Again, on the first floor you will find an additional reception room, with wooden flooring and neutral décor, with two windows to the rear elevation, offering plenty of natural light flooding throughout.

Bedroom Two

2.24m x 3.93m (7'4" x 12'11")

On the second floor locates another good sized bedroom, with the Velux window to the rear elevation and a storage cupboard for additional storage.

Bathroom

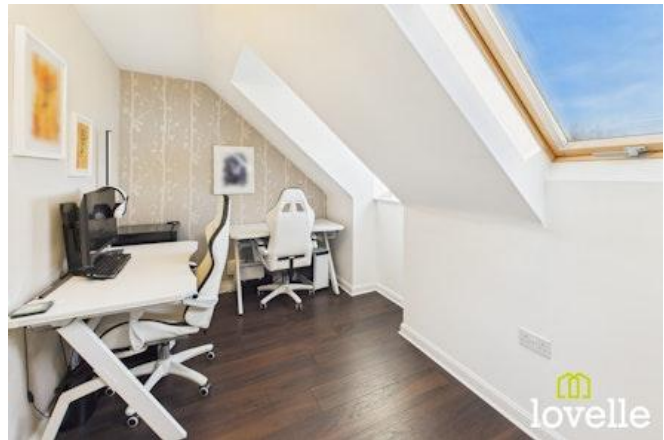
1.95m x 1.79m (6'5" x 5'11")

The bathroom supports the two bedrooms on the second floor offering a bath, low flush WC and pedestal wash hand basin.

Bedroom Three

3.92m x 3.53m (12'11" x 11'7")

With the final bedroom located on the second floor with two Velux windows offering plenty of natural light and a storage cupboard.



Garage

5.32m x 2.77m (17'6" x 9'1")

Outside

To the rear of the property you will find the private enclosed garden, offering multiple areas for entertaining or relaxing. Offering a grass area and two paved seating areas with stones surrounding. There is access to the garage via the garden also.

To the front you will find access to the garage and a private driveway.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

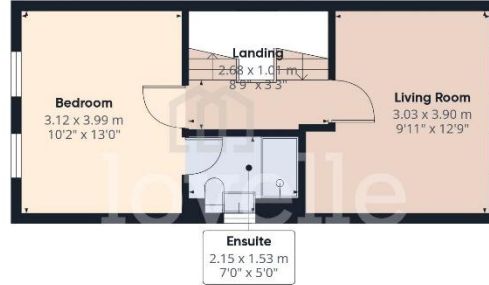
A&C Homes Limited T/A Lovelle Estate Agency



FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
95.6 m²
1030 ft²

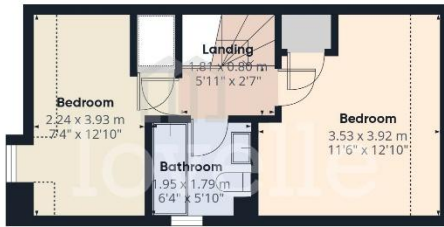
Reduced headroom
3.5 m²
38 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2 Building 1

MAP

