



48 Ferry Meadows Park, Kingswood, Hull, HU7 3DF

- Three Bedroom Detached Family House
- Well Proportioned Rooms
- Cloakroom WC
- Front Facing Kitchen
- Off Road Parking to the Front
- Priced To Allow for Updating and Improvements
- Entrance Hall with Stairs Off
- Open Plan Lounge and Dining Areas with Conservatory off
- Three First Floor Bedrooms and Bathroom
- Rear Garden Area

Offers In The Region Of £170,000



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Nestled on Ferry Meadows Park in Kingswood, Hull, this detached house offers potential for updating and improvements allowing the next owner to personalise to their own taste and specification. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family. The house features a bathroom, ensuring that daily routines are both practical and pleasant. Additionally, the property boasts parking for two vehicles, a valuable asset in this desirable area. Living in Kingswood means you will enjoy the convenience of nearby parks while still being within easy reach of local amenities, schools, and transport links. This home presents a wonderful opportunity for anyone looking to settle in a vibrant community with plenty to offer. Don't miss the chance to make this delightful property your own.

Location

Located off Kesteven Way the property is well placed for the Kingswood retail park which offers a good range of shopping and leisure facilities including an Asda superstore.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Window to the front elevation. Radiator.

Cloakroom WC

2'10" x 5'11" (0.886m x 1.824m)

Suite of WC. Wash hand basin. Window to the front elevation. Radiator.

Lounge Area

10'9" x 15'7" (3.283m x 4.751m)

Fire surround. Radiator. Door to the conservatory. Open plan access into:

Conservatory

10'9" x 7'10" (3.278m x 2.392m)

Tiled flooring. Radiator. Rear access door.

Dining Area

8'1" x 14'7" (2.484m x 4.446m)

Side entrance door. Window to the rear elevation. radiator. Access into:

Kitchen

7'10" x 16'7" (2.396m x 5.058m)

Containing a range of base and wall units. Work surfaces with single drainer sink unit. Appliances of oven and hob (not tested). Wall mounted gas fired central heating boiler (not tested). Window to the front elevation. Radiator.

First Floor Landing

Ladder access to part boarded loft space. Radiator. Access to all rooms off.

Bedroom One

9'7" x 18'1" (2.938m x 5.513m)

Window to the front elevation. Radiator. Alcove recess.

Bedroom Two

12'9" x 8'0" (3.892m x 2.455m)

Window to the rear elevation. Radiator. Alcove recess.

Bedroom Three

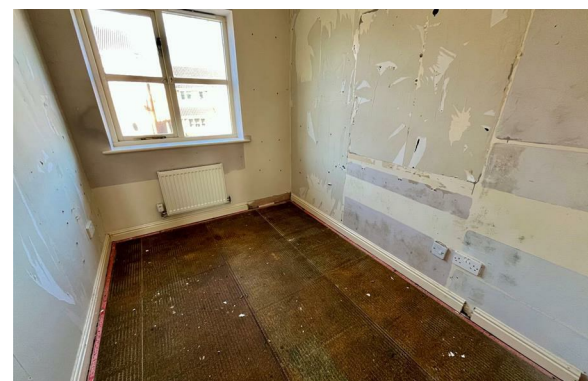
6'6" x 8'10" (1.987m x 2.699m)

Window to the rear elevation. Radiator.

Bathroom

6'0" x 8'1" (1.848m x 2.478m)

Suite of bath with shower over (electric shower not in use). Wash hand basin. WC. Tiling to the walls. Window to the front elevation. Radiator. Cupboard.



Outside

The property has off road parking to the front. Side pedestrian access to the rear. The rear garden area is mainly paved.

Energy Performance Certificate

The current energy rating on the property is C (69).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number 00270061004801. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

Viewings

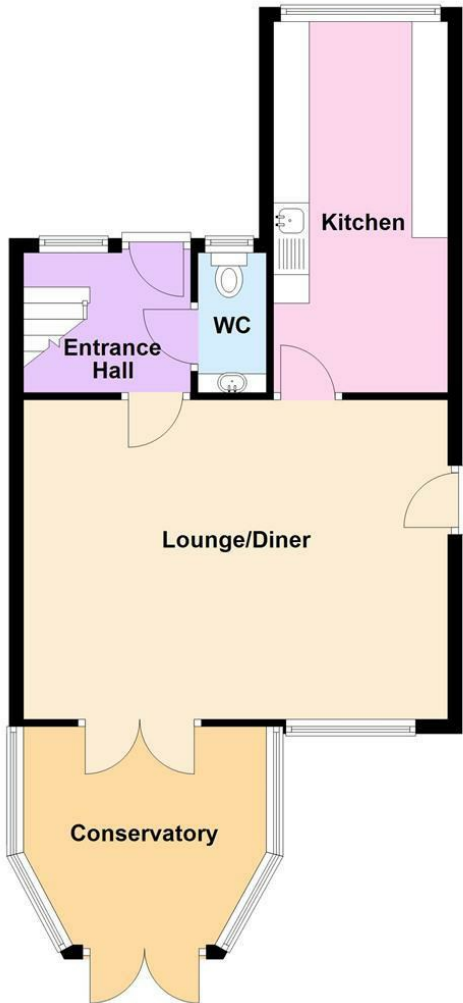
Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

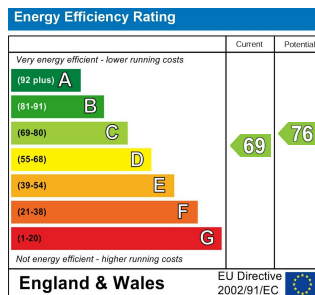
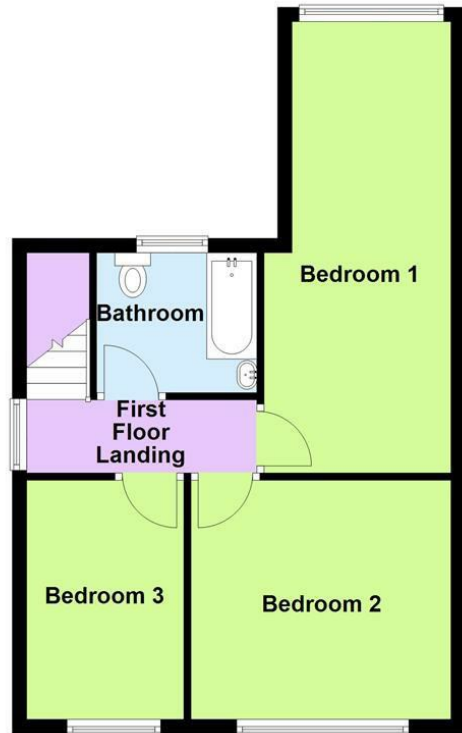
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Ground Floor



First Floor



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.