

Whitakers

Estate Agents



23 De La Pryme Road, Kingswood, HU7 3LJ

£239,950

*** No Chain ***

Situated on the ever-popular Kingswood development well known for its strong community atmosphere and excellent local schools, this modern semi-detached home is perfectly suited to family living. Ideally located for the superb shopping, dining, and leisure amenities on offer, the property also enjoys attractive open views to the front elevation.

The accommodation briefly comprises: entrance hall, cloakroom, lounge, and a spacious fitted dining kitchen with integrated appliances to the ground floor. The first floor offers four well-proportioned bedrooms, including a master bedroom with en-suite facilities, along with the family bathroom, ideal for a growing household.

With gas central heating, double glazing, and generous gardens, the home also benefits from a side driveway leading to a brick-built garage. Well presented throughout and offered CHAIN FREE, this is a fantastic opportunity for families seeking space, convenience, and a welcoming community environment.

Entrance Hall

Staircase off, attractive tiling to the floor and a radiator.

Cloak Room



Tiled flooring continues and there is a wash hand basin with a pedestal, a low wc unit and a radiator.

Dining Kitchen 13'5" x 11'8" (4.09 x 3.58)



Again, the tiled flooring continues. There is a lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Window to the front aspect, spotlights to the ceiling, a radiator, plumbing for an automatic washing machine and integrated appliances include an electric oven, four ring gas hob, over head extractor canopy, a fridge/freezer and a dishwasher.

Lounge 11'7" x 14'9" (3.55 x 4.52)



Attractive laminate flooring, useful under stairs storage cupboard and a radiator. French Doors and screens give access to the rear garden.

First Floor Landing



Gives access to:

Bedroom One 13'6" x 9'3" (4.12 x 2.82)



Window to the front aspect and a radiator.

En Suite



A plumbed shower unit within an independent enclosure, a low level wc unit and a wash hand basin with a pedestal. There is a radiator and an extractor unit.

Bedroom Two 9'7" x 14'10" (2.94 x 4.53)



Window to the front aspect, built in storage cupboard and a radiator.

Bedroom Three 9'9" x 8'5" (2.98 x 2.57)



Window to the rear aspect and a radiator.

Bedroom Four 6'5" x 6'1" (1.98 x 1.86)



Window to the rear aspect and a radiator.

Family Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc unit. Partially tiled walls, a radiator, an extractor unit, spotlights to the ceiling and there is a plumbed shower unit over the bath with a shower screen to the bath side

Gardens



To the front of the property is an open plan garden laid to lawn and to the rear an enclosed garden of good proportion laid mainly to lawn with a paved patio area

Attached Garage

A driveway which can accommodate two cars leads to an attached brick built garage.

Tenure

The Property is Freehold.

Council Tax

Hull City Council
Band C

EPC

Rating B

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - Brick under a tiled roof

Conservation Area -No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three,

O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion -No

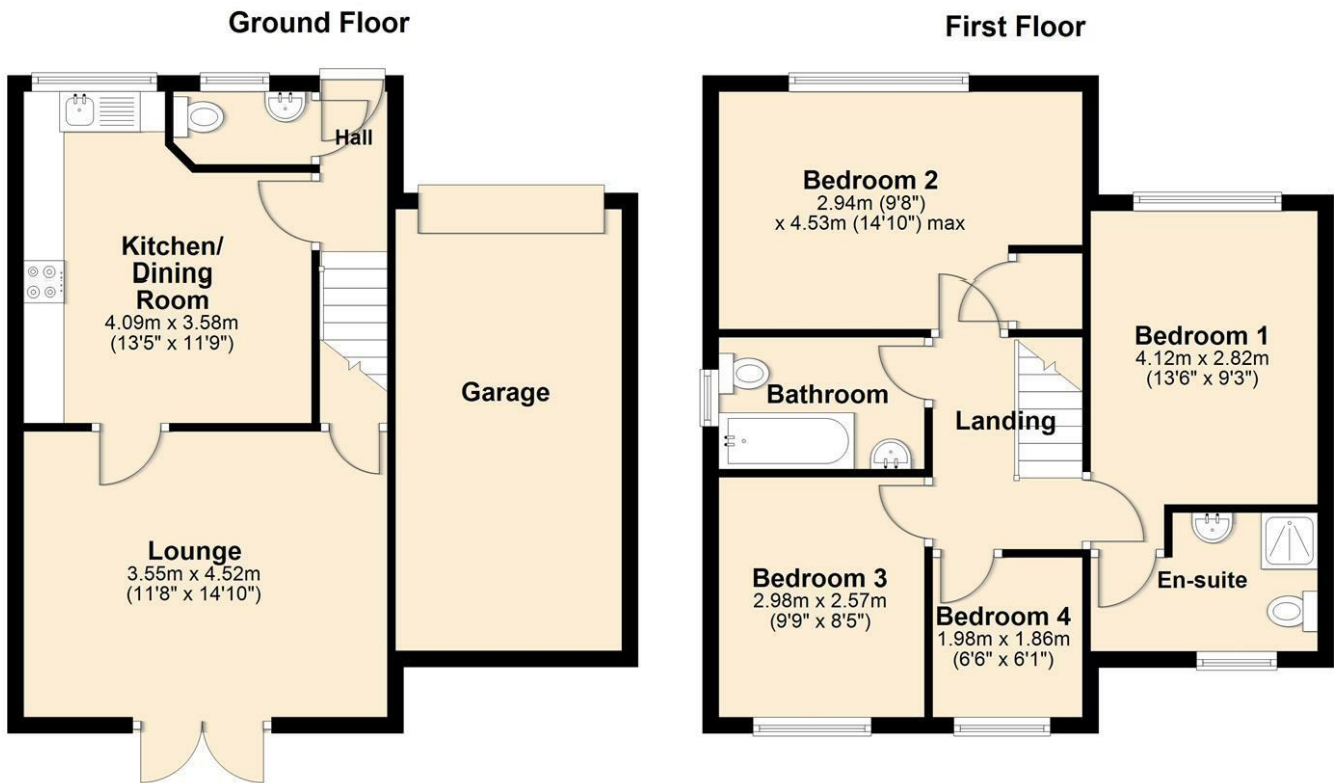
Coalfield or Mining Area -No

Planning -No

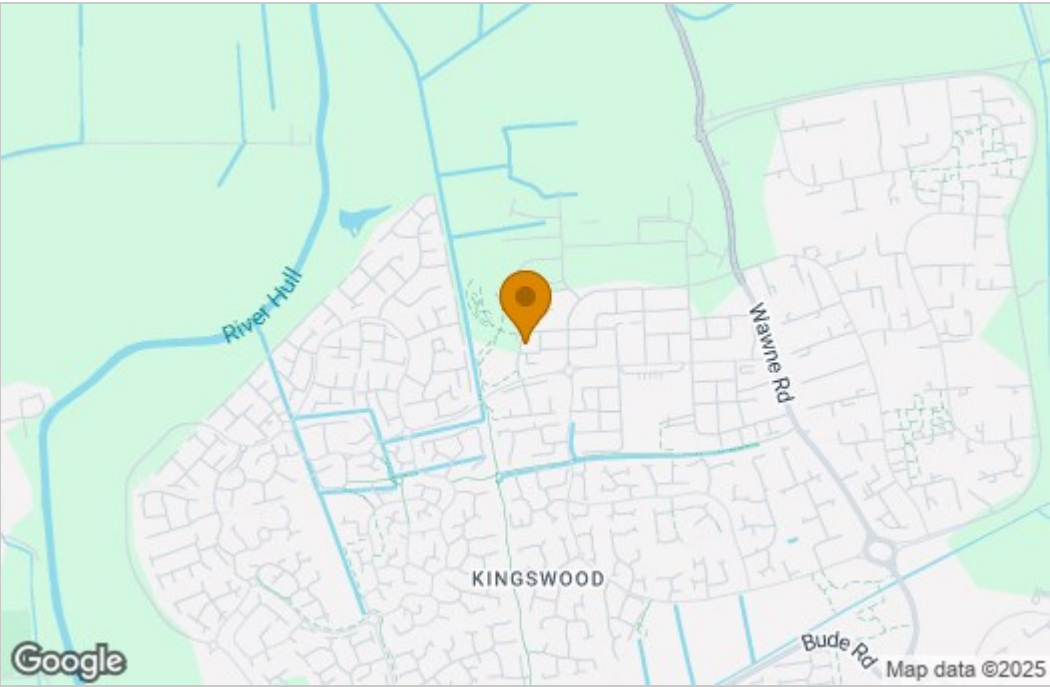
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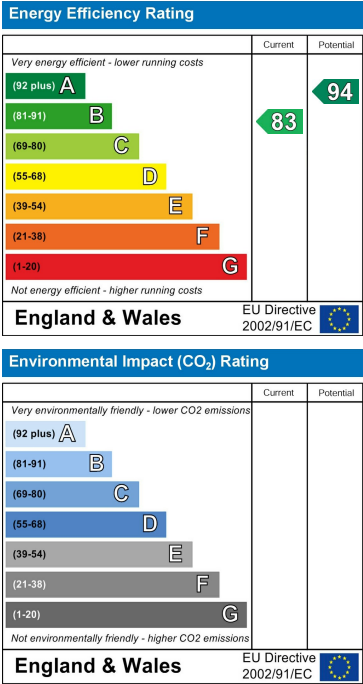
Floor Plan



Area Map



Energy Efficiency Graph



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