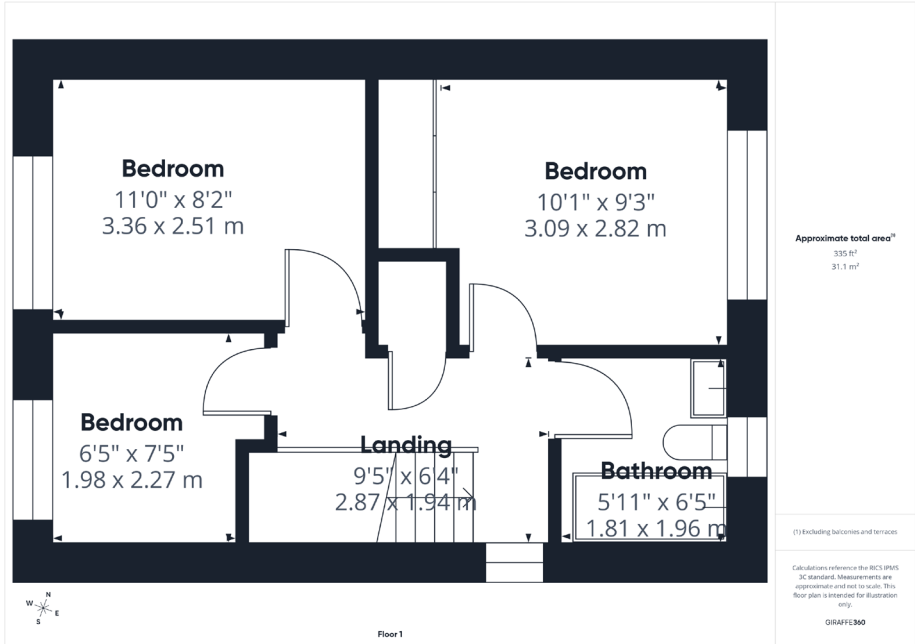
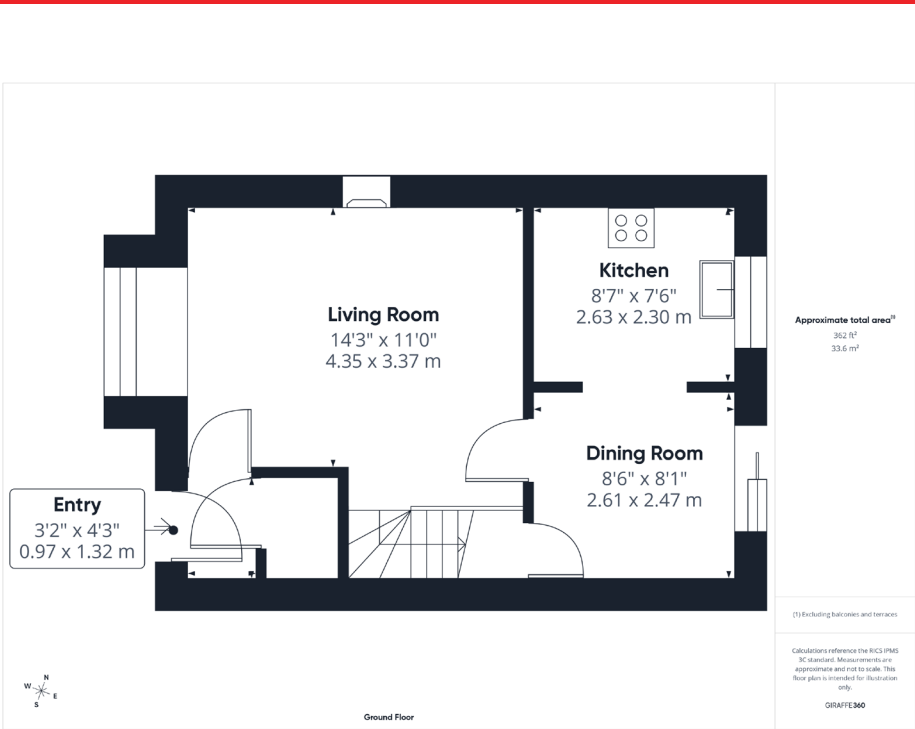




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

70 C

83 B



HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the Kingston-upon-Hull City Council. The property is currently shown as listed in Council Tax Band 'C'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.



Asking Price
£185,000

53 Knightley Way,
Kingwood,
Hull, HU7 3JR



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



53 Knightley Way, Kingswood, Hull, HU7 3JR

DESCRIPTION

An attractively presented bay fronted 3 bedroom semi detached house with a garage on this highly regarded development in the Kingswood area. The property is offered with no forward chain and represents an excellent opportunity to acquire a modern family home in good condition with garage and gardens. Early viewing is essential.

This attractively presented 3 bedroom bay-fronted semi detached house is set back from the road by an open area of lawn and a good length driveway providing parking for a number of vehicles which leads to a detached brick built garage. The modern accommodation benefits from gas fired central heating and uPVC double glazing and the size of the rear garden means there may be some potential for extension (subject to necessary permissions). One other appeal about the property is that it is located towards the south west side of the Kingswood area, putting it closer to, but not too close, to the retail and leisure opportunities that Kingswood offers as well as being in the more well established part.



The accommodation briefly comprises: an Entrance Hall, WC Cloaks, Living Room with a bay window to the front, Dining Room with a square arch to the Kitchen, a Double Bedroom with fitted wardrobes, a further smaller Double Bedroom, a single Bedroom and a Bathroom. There are larger gardens than you would expect with an estate style property to both the front and the rear, and a driveway with parking for a number of vehicles leads to a detached single brick-built garage.

With no forward chain an early viewing is highly advised to avoid missing out on this attractively presented modern semi detached house but we also have a 360 degree tour which will provide a good introduction in the first instance.

LOCATION

The property is located on the south western side of the Kingswood residential area. Knightley Way is one of the older and more well established streets in the area. The location means that all the extensive retail and leisure amenities that Kingswood has to offer are within a reasonable walking distance. The area provides good access to the east, north and centre of Hull with the nearby A1079 providing good connectivity to the wider area and road network.

ACCOMMODATION

Entrance Hall

WC Cloaks - with a low flush WC and wash hand basin.

Living Room - with a bay window to the front, feature fireplace and turn staircase to the first floor.

Dining Room - with French doors to the garden, an understairs cupboard and a squared arch leading to...

Kitchen - an attractively fitted range of base and wall mounted Shaker style units including a gas hob and electric oven, fitted fridge and freezer. Stainless steel sink and single drainer, plumbing for washing machine and window to the rear.

First Floor Landing - window to the side and built in cupboard.

Bedroom 1 - a double bedroom with fitted wardrobes with mirrored doors. Window to the rear.

Bedroom 2 - a smaller double bedroom with a window to the front.

Bedroom 3 - a single bedroom with a window to the front.

Bathroom - a three piece suite comprising a low flush WC, pedestal wash hand basin and panelled bath with a shower screen and electric shower over. Window to the rear and extensive tiling.

OUTSIDE

Driveway and Garage - a good length driveway provides off street parking for a number of vehicles and leads past the house to a detached single brick built garage with an up-and-over door. It also has a courtesy door to the rear.

Gardens - There is a good sized (for a modern estate property) open area of lawn to the front of the house. The rear garden is also of a good size and is largely laid to lawn with a small patio area, larger timber decked area and fencing to the perimeter.

N.B. The property has a current Gas Safety Certificate which is valid until 20th March 2027 and an Electrical Installation Condition Report (EICR) which is valid until 17th October 2030.