



Brockwell Park, Hull, HU7 3FH
Asking Price £199,950

Philip
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Estate & Letting Agents

Brockwell Park, Hull, HU7 3FH

Key Features

- Superb three bedroom semi detached house
- Early Viewing Is A Must
- Entrance Hall, Cloakroom/w.c., Lounge
- Dining Kitchen, Three Bedrooms, En Suite Shower Room
- Family Bathroom, Parking to the Front & Rear Garden
- EPC - C - Council Tax C

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
80	
England & Wales	EU Directive 2002/91/EC

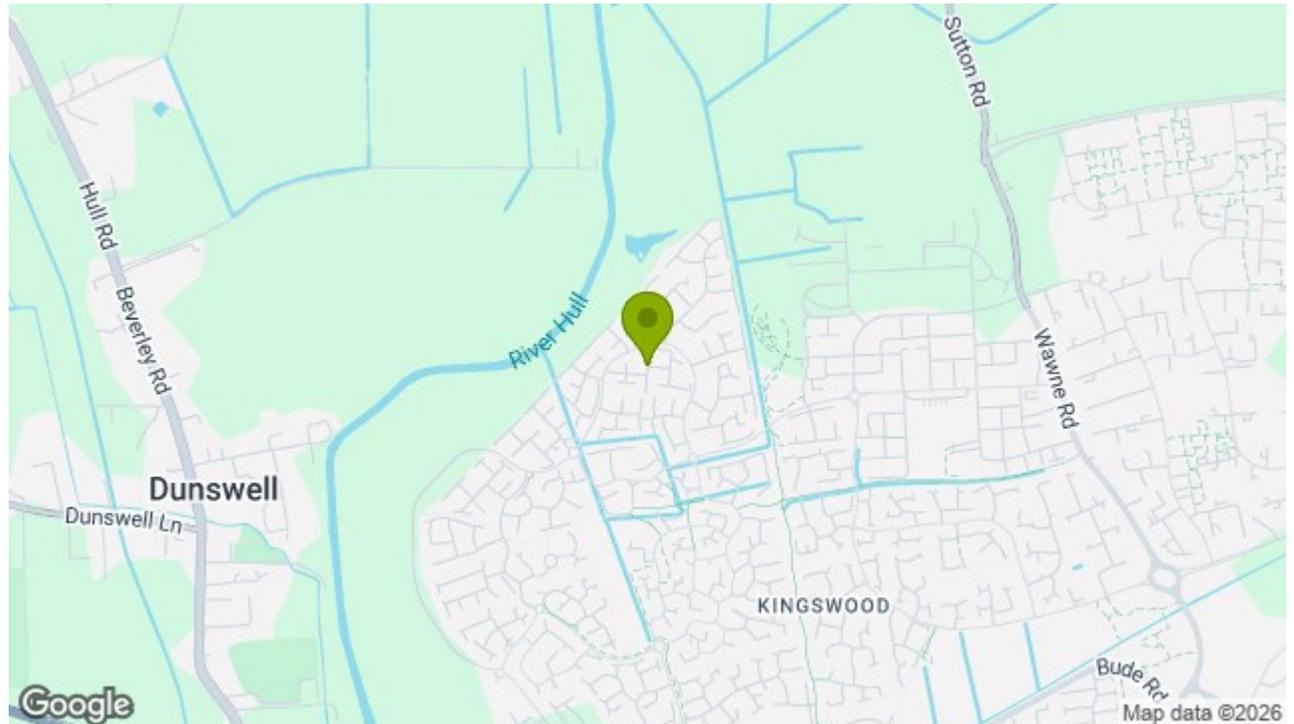
A Delightful Three Bedroom Semi-Detached Home on the Highly Sought-After Kingswood Development

This beautifully presented three-bedroom semi-detached property is ideally situated on the ever-popular Kingswood development, offering easy access to a wide range of local amenities, including shops, restaurants, leisure facilities, and excellent transport links.

The accommodation briefly comprises: welcoming entrance hall, convenient cloakroom/w.c., spacious lounge, and a modern open-plan dining kitchen with patio doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms, including a generous master with en-suite shower room. Bedroom three is currently utilised as a dressing room, offering versatile space to suit individual needs. A contemporary family bathroom completes the layout.

Externally, the property boasts a superb, well-maintained rear garden—ideal for outdoor entertaining—as well as off-street parking to the front for two vehicles.

This property would make an ideal family home or first-time buy and is not to be missed.





KINGSWOOD

Kingswood is a thriving new area located on the Northern outskirts of the City. In recent years it has expanded to a large popular area with superb dedicated shopping & leisure facilities including ASDA supermarket & cinema/bowling alley etc. Good road connections offer easy access to Hull City Centre, Bvereley, Humber Bridge & A63/M62 motorway links.

GROUND FLOOR

ENTRANCE HALL

with double glazed entrance door, tiled floor and stairs to the first floor.

CLOAKROOM/W.C.

with a two piece white suite, comprising, w.c. wash hand basin and double glazed window to the front elevation.

LOUNGE

11'10 x 14' max measurements (3.61m x 4.27m max measurements) with a double glazed window to the front elevation and tiled floor.

DINING KITCHEN

8'8 x 15'1 (2.64m x 4.60m)

with a range of base and wall units, drawers, laminate work surfaces, sink unit, gas hob, electric oven, extractor hood, splash back tiling and double glazed window to the rear elevation with french doors leading out to the rear garden.

FIRST FLOOR

LANDING

with airing cupboard and access to roof void,

BEDROOM 1

9'9 x 9'5 (2.97m x 2.87m)

with double glazed window to the front elevation and storage cupboard.

EN-SUITE SHOWER ROOM

with a three piece white suite, comprising, shower in cubicle, wash hand basin, w.c. and double glazed window to the front elevation.

BEDROOM 2

9' x 7'7 (2.74m x 2.31m)

with double glazed window to the rear elevation.

BEDROOM 3

currently being used as a dressing room, with built in wardrobes and double glazed window to the rear elevation.

FAMILY BATHROOM

with a three piece whites suite, comprising panelled bath, wash hand basin, w.c., splash back tiling and double glazed window to the side elevation.

EXTERNAL

Outside to the front of the property are two parkig space and to the

rear is a pleasant law garden with shed and fencing forming boundary with gate.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C . (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor

have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

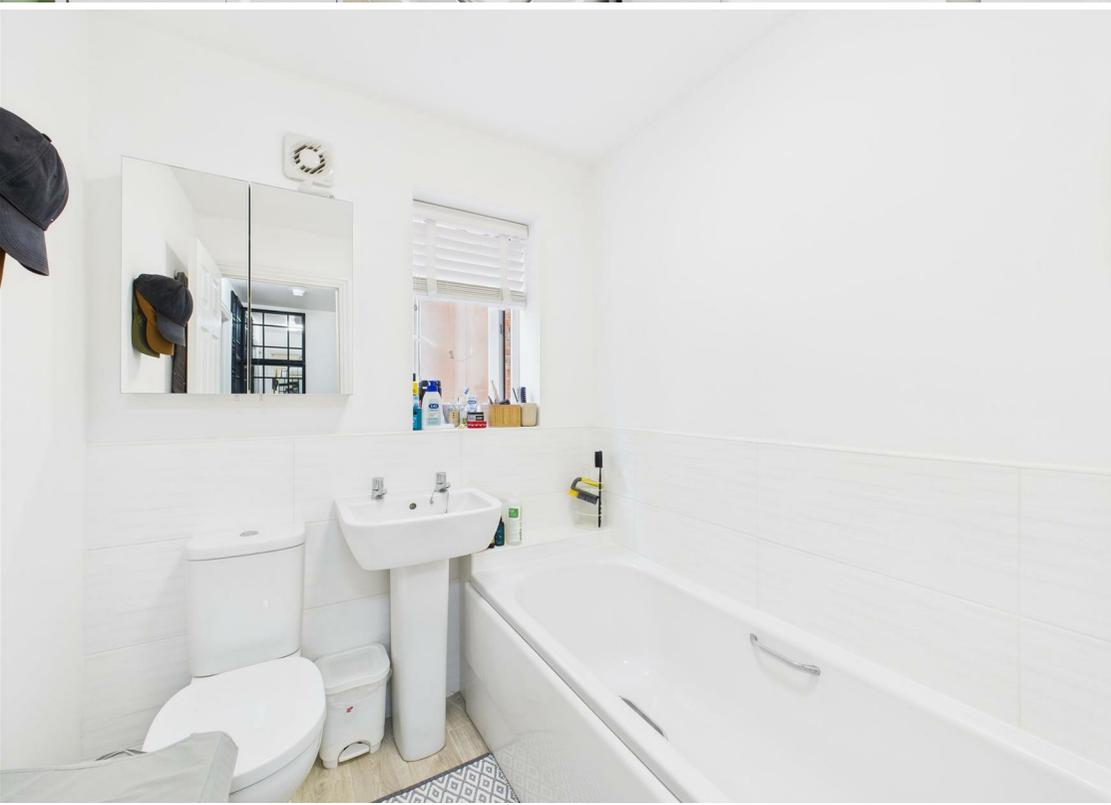
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

TENURE.

We understand that the property is Freehold.





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