

## 2 Bedroom Town House

Crusoe Rd, Kingswood, HULL, HU7 3NL

£159,950



- SUPER STYLISH TOWN HOUSE • BRIGHT AND SPACIOUS • OPEN PLAN LIVING AREA • GREAT OUTSIDE ENTERATINING AREA • INTERNAL VIEWING HIGHLY RECOMMENDED!





## 2 Bedroom Town House

**£159,950**

Crusoe Rd, Kingswood, HULL, HU7 3NL

Home Estates are pleased to offer to the market, this super stylish town house. The property has been the subject of tasteful, aesthetic improvement throughout, thus providing an impressive move into property.

The internal accommodation is arranged to two floors, with bright and spacious living areas, which briefly comprises of an entrance hall, with a modern groundfloor cloaks/WC.

Extending through from the hall is an appealing, open plan lounge with a dining kitchen. French doors to the lounge, provide lovely views and access to the rear patio and gardens beyond.

The attractive well equipped dining kitchen, has a range of modern fitted units, which are further complemented with integrated appliances and coordinating fixtures and fittings.

A great domestic, preparation area with space for informal dining.

To the first floor are two aesthetically pleasing bedrooms and a bathroom with a quality three piece suite.

Outside, the garden serves to enhance the overall presentation throughout and includes a patio/seating area.

Perfectly positioned within the rear boundary is a further seating area and an attractive, raised water feature.

A great space for leisure, entertaining or just relaxing.

To the front of the property there are two allocated parking spaces.

Additionally, as one would expect, there is a gas central heating system and double glazing.

Internal viewing is not only highly recommended, but is essential in order to appreciate the size and standard of the accommodation on offer.



## Location

Perfectly located within a highly popular and well regarded, residential development.

The area is well served to a wealth of local amenities, to include good shopping centres, with many high street stores with easy parking.

There are reputalbe schools, colleges and academies nearby.

Good transport connections create easy access in and out of the City.

There is a health centre, family fitness centre, bowling alley and cinema.

For those wishing to spend leisure time with family and friends, there are many well visited family restaurants to choose from - all in all a great place to live!

## Property Description

### Ground Floor

**Front Entrance** - Double glazed front entrance door, leads through to the entrance hall, with staircase off to the first floor.

Radiator

**Ground floor Cloakroom** - White two piece suite comprising of a pedestal wash hand basin, with modern splash back surround.

Low flush WC.

Double glazed opaque window.

Radiator.

**Open Plan Lounge & Dining Kitchen** - 27' 5" x 15' 0" (8.38m x 4.58m) Extremes to extremes - (narrows to 2.49 m & 3.56 m respectively).

Dual aspect, double glazed window with aspect over the front of the property.

Double glazed French Doors with matching side screen and overhead screen windows, providing views and access to the rear patio and gardens beyond.

Under stairs meter cupboard and storage area.

The kitchen has a range of modern base, drawer and wall mounted units, with brushed steel effect handle detail.

Coordinating roll edge laminate work surface, housing a single drainer sink unit with a mixer tap over and matching splash back surround.

A further work surface houses a hob, built in oven beneath and stainless steel, funnel hood extractor fan over, with coordinating splash back surround.

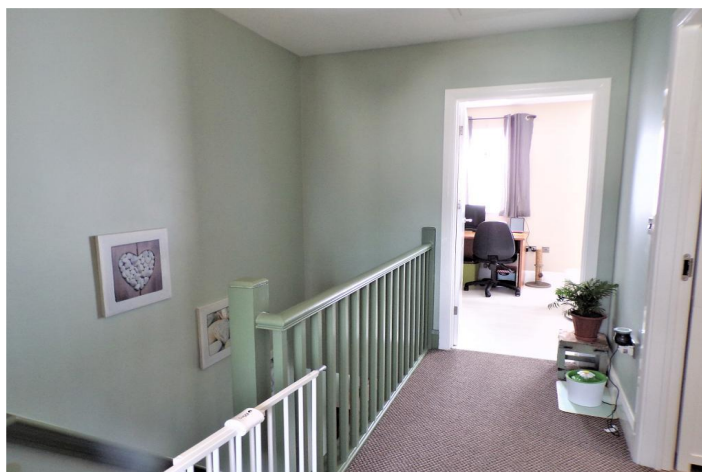
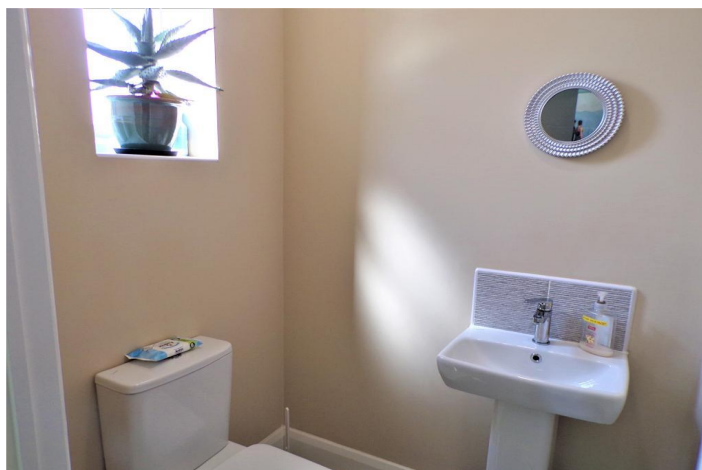
Integrated fridge freezer, integrated dish washer and integrated washing machine.

Extremes to extremes.

Space for a good sized dining table.

Radiator.

**Front garden area** - Garden has been laid for ease of



maintenance, and further to create a double, off road parking space or hard standing area.

First Floor

**Landing** - Spindle rail enclosure.  
Loft hatch to the roof void.  
Radiator.

**Bedroom One** - 15' 2" x 8' 11" (4.64m x 2.72m) Extremes to extremes.  
Double glazed windows with aspect over the front of the property.  
Radiator.  
Laminate flooring.

**Bedroom Two** - 15' 2" x 11' 3" (4.63m x 3.43m) Extremes to extremes.  
Double glazed window with aspect over the rear garden area.  
Radiator.  
Laminate flooring.

**Bathroom** - White three piece suite comprising of a panel bath, built in vanity wash hand basin, and built in low flush WC.  
Chrome effect shower over the bath and fixed shower screen.  
Chrome upright towel rail/radiator.  
Chrome fittings to the sanitary ware.  
Modern, contrasting tile surround.  
Recessed downlighting.  
Extractor fan

Exterior

**Garden Area** - Laid with artificial grass and fine stone gravelling, for ease of maintenance.  
Full width, paved patio/seating area.  
Gardeners shed inset.  
Garden is enclosed with a high level timber and trellis perimeter and boundary fence.

Council tax band: B

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		96  A
81-91	B	84  B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 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 to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 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. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



