

## 4 Bedroom Detached House

Hartsholme Park, Kingswood, Hull, HU7 3HP

Guide Price

**£305,000**



- SUPERB DETACHED PROPERTY • POPULAR KINGSWOOD AREA • 4 BEDROOMS & 2 BATHROOMS •
- UTILITY ROOM • GARDEN/SUN ROOM • OFF-ROAD PARKING • INTEGRAL GARAGE • GAS CENTRAL
- HEATING SYSTEM • DOUBLE GLAZING • MUST BE VIEWED







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A superior detached property, which has been the subject of tasteful improvements and reconfiguration creating a carefully planned ground floor living accommodation which flows beautifully from room to room. A handsome property which sits within a generous attractive position within Hartsholme Park, providing spacious contemporary spaces for day-to-day living.

This deceptively spacious property must be viewed in order to appreciate the size and standard of the accommodation on offer.

The property is arranged to 2 floors and briefly comprises of an entrance hall with a cloaks/W.C. leading off with a white 2-piece suite, extending through from the hall is a pleasant lounge and a separate dining room which is perfect for formal dining. The modern fitted breakfast kitchen has a range of units which are further complemented with integrated appliances and granite work surfaces and breakfast bar - this is a perfect domestic preparation area with space for informal dining. Flowing through from the main kitchen area is a well equipped utility/laundry room with French doors leading out to the rear garden. A further reception room leads through from the breakfast kitchen - a versatile space currently used as a sun/garden room with lovely views and access to the rear patio and garden beyond.

To the first floor there are 4 aesthetically pleasing bedrooms all with the benefit of fitted wardrobes, thus creating ample hanging and storage space.

The main bedroom has a full en-suite bathroom and a further family shower room leads off from the main landing area.

Outside to the rear there is a spacious raised patio/seating area. The garden is mainly laid to lawn with a further patio seating area inset. For storage, there is a spacious garden shed which is conveniently situated within the rear boundary.

The expansive front garden is laid with attractive block paving for ease of maintenance and further to create motor-vehicle off-road parking spaces or hard standing area. The drive also extends to the integral garage.

As one would expect from a property of this calibre, there is a gas central heating system and double glazing throughout.

One not to be missed! Internal viewing is highly recommended.

## Location

Hartsholme Park is perfectly placed for all amenities much needed for practical day-to-day living. The Kingswood retail and leisure park are close by with many popular High street stores and supermarkets. Other amenities include a health centre, reputable schools & academies, a fitness centre, cinema and bowling alley. There are also many popular and well visited public houses and restaurants to choose from. Regular public transport connections create easy access to Hull city centre and the historic market town of Beverley.

All in all a great place to live!

## Property Description

### Ground Floor

**Entrance** - Double glazed entrance door leads through to an entrance porch...

Entrance Porch has overhead light and red tiled flooring. This further extends through to the entrance hall..

Entrance hall has:

Spindle staircase off to the first floor.

Under stairs storage cupboard.

Coving.

Radiator.

**GF Cloaks/W.C.** - White 2-piece suite comprising of vanity wash hand basin with storage space beneath and low flush W.C.

Contrasting tiled surround with mosaic effect tiled detail inset.

Chrome fittings to the sanitary ware.

Radiator.

Coordinating flooring.

**Lounge** - 20' 3" x 11' 8" (6.18m x 3.56m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Modern fireplace with matching back and hearth housing coal effect living flame gas fire.

Coving.

Radiator.

**Dining Room** - 16' 1" x 8' 1" (4.92m x 2.47m) Extremes to extremes.

Double glazed window with aspect over the front garden area.





Recessed downlighting.  
Radiator.

**Breakfast Kitchen - 14' 8" x 9' 6" (4.49m x 2.9m)** Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Range of matching base, drawer and wall mounted units with stainless steel handle detail.

Granite worksurface with a single drainer and 1&1/2 bowl sink unit and a mixer tap over also with a matching splash back surround.

Built-in double oven and microwave.

Integrated dishwasher.

Integrated full length fridge.

A further granite worksurface houses a halogen, induction hob with glass and stainless steel funnel hood extractor fan over. All with a contrasting splash back surround.

Built-in and matching breakfast bar with granite worksurface with built-in storage space beneath.

Recessed downlighting.

Classic style upright radiator.

Coordinating tiled flooring.



**Garden/Sun Room - 14' 2" x 11' 8" (4.32m x 3.57m)**

Extremes to extremes.

Very versatile area with double glazed French door bay with matching side screen windows providing lovely views and access to the rear patio and gardens beyond.

Coving.

Upright radiator.

Laminate flooring.



**Utility Room - 9' 9" x 7' 8" (2.99m x 2.37m)** Extremes to extremes.

Integral door through to the garage.

Double glazed French doors providing views and access to the rear garden and rear patio.

Range of matching base and wall mounted units with open display shelving.

Coordinating laminate worksurface housing a single drainer sink unit with mixer tap over.

Plumbing for automatic washing machine.

Space for tumble dryer.

Recessed downlighting.

Coving.

Radiator.

Coordinating ceramic tiled flooring.



## First Floor

**Landing -** Loft hatch through to the roof void.

Coving.  
High Level airing cupboard with radiator and shelving.

**Bedroom One & En-suite - 11' 8" x 9' 6" (3.56m x 2.91m)** Extremes plus door access to extremes.

Double glazed windows with aspect over the front garden area.

Built-in wardrobes with shelves and hanging space.

Coving.

Radiator.

En-suite..

3-piece suite comprising of a panel bath with a shower over and fixed shower screen, built-in vanity wash hand basin with storage beneath and low flush W.C.

Chrome fittings to the sanitary ware.

Contrasting tiled surround.

Double glazed opaque window.

Extractor fan.

Wall mounted chrome effect upright towel rail/radiator. High gloss panel ceiling.

**Bedroom Two - 11' 11" x 11' 4" (3.64m x 3.46m)** Extremes to extremes.

Double glazed windows with aspect over the front garden area.

Range of fitted wardrobes with shelves and hanging space and matching overhead storage units.

Recessed dressing table unit with storage space above.

Coving.

Radiator.

**Bedroom Three - 11' 8" x 8' 6" (3.58m x 2.6m)** Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Built in wardrobes with shelves and hanging space.

Radiator.

**Bedroom Four - 9' 6" x 8' 2" (2.9m x 2.5m)** Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Range of fitted wardrobes with drawer unit beneath and over bed storage units.

Coving.

Radiator.

**Shower Room** - 3-piece suite comprising of a separate walk-in shower enclosure with chrome effect flexi shower and rainwater shower head, built-in vanity wash hand basin with storage space beneath and built-in low flush W.C.

Contrasting tiled surround with mosaic effect tiled detail inset.

Recessed downlighting.

Wall mounted towel rail/radiator.

Double glazed opaque window.

Coordinated ceramic tiled flooring.

## Exterior

**Rear Garden** - Outside to the rear is a spacious paved patio/seating area.

The garden is mainly laid to lawn with a further patio which extends to an external storage area with service door from the main garden.

**Front Garden** - Front garden area is laid to lawn with a spacious blocked paved multi-vehicle off road parking area or hard standing.

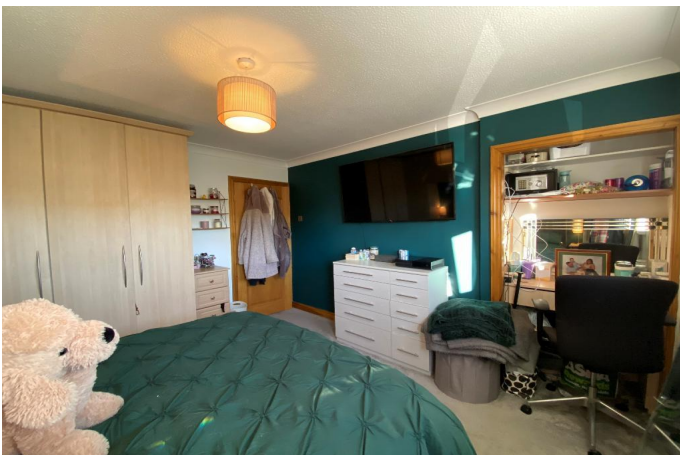
The front garden has an ornate wrought iron low level enclosure.

**Garage -** The garage has power and light and electric door with an integral door to the main house.

**Council tax band: D**

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.













Total area: approx. 160.0 sq. metres (1722.1 sq. feet)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>84 B</b>
69-80	<b>C</b>	<b>70 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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