

3 Bedroom Terraced House

Haigh Park, Kingswood, Hull, HU7 3GA

£775 per month



- ENTRANCE HALL & GROUND FLOOR WC • SPACIOUS WELL EQUIPPED DINING KITCHEN •
- BEDROOM 3/HOBBIES/PLAYROOM OR OFFICE • LOUNGE • GENEROUSLY PROPORTIONED
- BEDROOM • FAMILY BATHROOM • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • OUTSIDE
- LAWNED AND ENCLOSED REAR GARDEN • HOMEOWNER GUARANTOR REQUIRED





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A superb deceptively spacious town house - Arranged to three floors and in "Move into condition"

Allocated parking bay to the rear

Location

Ideally located with so many amenities nearby in highly popular residential development
Close to the Kingswood retail and leisure park
Good shopping facilities
Regular public transport links
Schools, colleges and academies nearby
For leisure - Many well visited restaurants, public houses, cinema and health and fitness centre

Property Description

Ground Floor

Ground Floor - Built in store to the porch. Double glazed front entrance door leads through to:

Entrance Hall - Spindle staircase off to first floor. Meter cupboard. Laminate flooring. Door through to:

Cloaks/WC - White 2 piece suite comprising of a pedestal wash hand basin with splashback surround. Low flush WC. Radiator.

Dining Kitchen - 14' 11" x 12' 11" (4.57m x 3.96m) (accessed via hall) to extremes

Double glazed French doors providing views and access to the rear patio and garden beyond. Range of modern base, drawer and wall mounted units with stainless steel handle detail and open display shelving. Coordinating roll edge laminate work surface housing hob, built in oven beneath and extractor fan over. Built in single drainer sink unit with mixer tap over. Contrasting tiled mosaic effect splashback surround. Space for up-right fridge/freezer. Plumbing for automatic washing machine. Radiator.

Bedroom 3 - 10' 11" x 6' 3" (3.34m x 1.91m) (accessed via hall) to extremes

Double glazed window with aspect over the front garden area. Radiator.

First Floor

Landing - Double glazed window with aspect over the front garden area. Spindle rail enclosure. Stairs off to the second floor. Radiator.

Lounge - 12' 11" x 11' 11" (3.96m x 3.65m) to extremes
Double glazed window with aspect over the rear garden area. Radiator.

Bedroom 2 - 11' 6" x 6' 0" (3.52m x 1.83m) to extremes



Double glazed window with aspect over the front garden area. Radiator.

Bathroom - White 3 piece suite comprising of a panelled bath. Matching pedestal wash hand basin. Low flush WC. Contrasting tiled surround. Radiator. Extractor fan.

Second Floor

Bedroom 1 - 12' 11" x 12' 9" (3.96m x 3.89m) to extremes
Twin double glazed velux skylight windows. Radiators.
Built in airing cupboard. Inner space that may be suitable for a dressing area. Door through to:



En Suite - Double glazed opaque window. 3 piece suite comprising of a separate shower enclosure. Pedestal wash hand basin. Low flush WC. Mosaic effect tiled splashback surround. Radiator. Extractor fan.

Exterior

Rear garden - Enclosed with a timber perimeter and boundary fence with high level access gate to the rear. Garden is mainly laid to lawn with a patio/seating area inset. Gardeners shed inset to the rear boundary.

Front garden - Laid to lawn with a block paved parking area beyond. Outside lighting.

Council tax band: C

Rental Deposit: £890

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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