Home Estates Ltd

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:



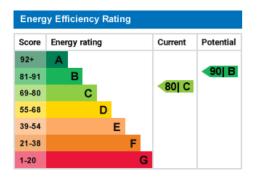
En Suite - Double glazed opaque window. 3 piece suite comprising of a separate shower enclosure. Pedestal wash hand basin. Low flush WC. Mosaic effect tiled splashback surround. Radiator. Extractor fan.

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



MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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.