

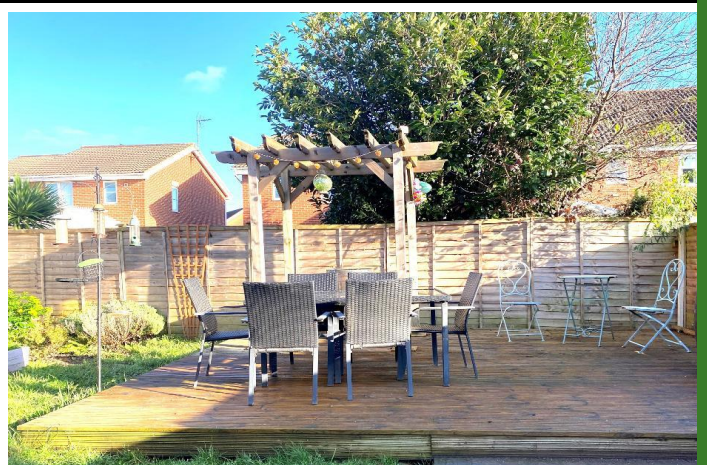
## 3 Bedroom Detached House

Farthing Drive, Kingswood, Hull, HU7 3LD

£225,000



- HIGHLY DESIRABLE & POPULAR AREA
- THREE BEDROOM DETACHED HOUSE
- TASTEFUL & STYLISH DECOR
- MODERN FITTED BREAKFAST KITCHEN
- EN SUITE TO MASTER BEDROOM
- CONSERVATORY
- PRIVATE DRIVEWAY TO GARAGE







### 3 Bedroom Detached House

£225,000

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Home Estates are pleased to offer to the market, this deceptively spacious detached property, which has a tasteful presentation throughout.

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

The super smart accommodation briefly comprises of an entrance vestibule/cloaks area with a separate downstairs WC.

There is a pleasant and spacious lounge with a tasteful contemporary finish.

Extending through from the lounge is an attractive and well equipped breakfast kitchen, with a range of modern units, further complemented with integrated appliances and coordinating fixtures and fittings.

It is a well planned domestic preparation area with space for informal dining.

French doors from the breakfast kitchen, lead through to a very spacious conservatory, which provides lovely views and access to the rear garden area.

To the first floor, are three aesthetically pleasing bedrooms, with the main bedroom having the added benefit of an en suite shower room.

The family bathroom is accessed via the landing.

Outside to the rear, the garden is mainly laid to lawn with attractive, established plants, flowers and shrubs.

An impressive and spacious, raised decking patio with a timber pergola is conveniently placed within the garden area.

A timber gardeners shed is easily accessed from the main garden area and has been fully converted to create an external bar.

To the front of the property is a private drive/ hard standing area and extends from the garage.

This appealing property further benefits from double glazing and a gas central heating system.

One not to be missed, early internal viewing is a must!



## Location

This lovely property is perfectly located within an attractive, block paved cul de sac. The highly desirable and popular Kingswood Residential Development is well known for its wealth of amenities, which are practically on the door step! There are many high street stores and supermarkets within the Kingswood Retail Park. Other amenities include a cinema, bowling area, fitness centre. For those wishing to spend quality time with family and friends, there are many family restaurants to choose from.

For the growing family, there is the highly reputable Kingswood Academy. The Kingswood Development has direct connections to the historic market town of Beverley. Hull City Centre and surrounding areas are all easily accessed via public transport links. All in all a great place to live!

## Property Description

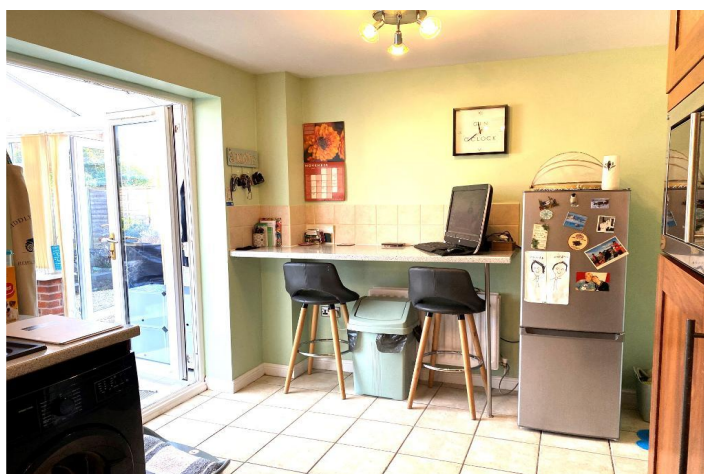
### Ground Floor

**Front Entrance** - Part glazed front entrance door leads through to the entrance hall/cloaks area. Double glazed window overlooking the front garden area. Radiator and laminate flooring.

**Ground floor WC** - White two piece suite comprising of a pedestal wash hand basin and low flush WC, contrasting tile surround, double glazed opaque window and radiator.

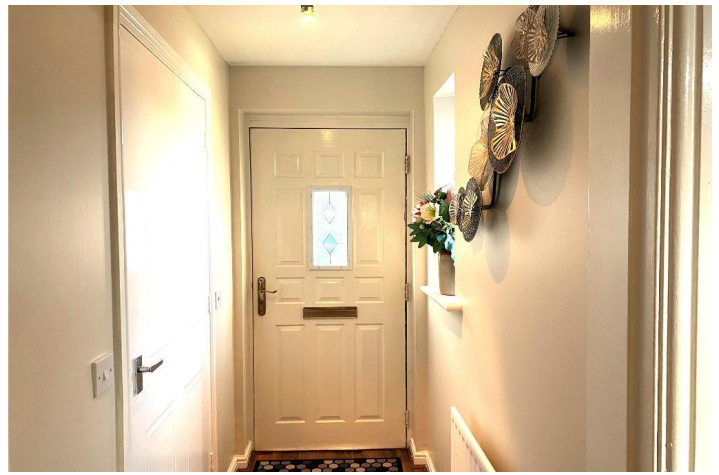
**Lounge** - 17' 8" x 14' 7" (5.39m x 4.47m) Extremes to extremes narrowing to 3.61m. Double glazed multi paned window with aspect over the front garden area. Spindle staircase off to the first floor. Understairs storage/meter cupboard. Radiator, coving and laminate flooring.

**Dining Kitchen** - 14' 6" x 8' 11" (4.42m x 2.74m) Extremes to extremes. Double glazed multi paned window with aspect through to the Conservatory and garden beyond. Double glazed French Doors provide access through to the Conservatory. Range of walnut effect base, drawer and wall mounted units, with brushed steel effect, handle detail. Coordinating fine granite effect laminate work surface





housing a gas burner hob, with a glass and stainless steel extractor fan over and contrasting tile surround. Double oven and fitted, built in microwave and integrated dishwasher. Plumbing for automatic washing machine and space for upright fridge freezer. A further work surface houses a one and a half single drainer sink unit, with a mixer tap over and contrasting tile surround. Coordinating, ceramic tiled flooring and radiator.



**Conservatory - 14' 10" x 10' 8" (4.53m x 3.26m)** Extremes to extremes. Partially brick built. Double glazed French doors and windows provide views and access to the rear garden and patio/seating area. Ceramic tile flooring.

## First Floor

**Landing -** Double glazed window over looking the side elevation. Loft hatch through to the roof void, which is partially boarded with pull down ladder and lighting. Spindle rail enclosure and built in airing cupboard.



**Bedroom One - En suite - 13' 5" x 8' 5" (4.1m x 2.57m)** Extremes to extremes. Double glazed window with aspect over the front garden area. Radiator. En suite has a three piece suite comprising of a separate shower enclosure, pedestal wash hand basin and low flush WC, contrasting tile surround. Wall mounted shaver socket and extractor fan, chrome fittings to the sanitary ware and chrome upright towel rail/radiator. Double glazed opaque window and coordinating ceramic tiled flooring.



**Bedroom Two - 10' 7" x 8' 0" (3.24m x 2.46m)** Extremes to extremes. Double glazed window with aspect over the rear garden area. Radiator.



**Bedroom Three - 8' 8" x 5' 10" (2.65m x 1.78m)** Extremes to extremes. Double glazed window with aspect over the front garden area. Radiator.

**Family Bathroom -** White, three piece suite

comprising of a panel bath, with Victorian style shower attachment, pedestal wash hand basin and low flush WC, contrasting tile surround

Chrome fittings to the sanitary ware and chrome upright towel rail/radiator, extractor fan and wall mounted shaver socket.

Coordinating ceramic tile flooring.

## Exterior

**Rear Garden Area** - Garden is mainly laid to lawn with well stocked flowers, shrub borders and beds and raised sleeper beds.

Raised decking patio/seating area with timber pergola.

Built in gardeners shed.

Garden has also been laid with fine stone chippings for ease of maintenance.

Garden is enclosed with a high level timber, perimeter and boundary fence.

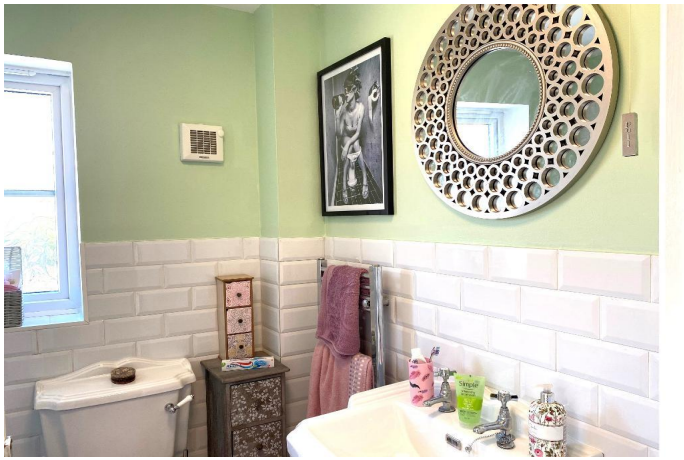
**Front Garden Area** - Laid with blue slate gravelling for ease of maintenance.

Private drive is accessed via the cul de sac and extends to the garage, which has power and light and an up and over door.

**Council tax band: C**

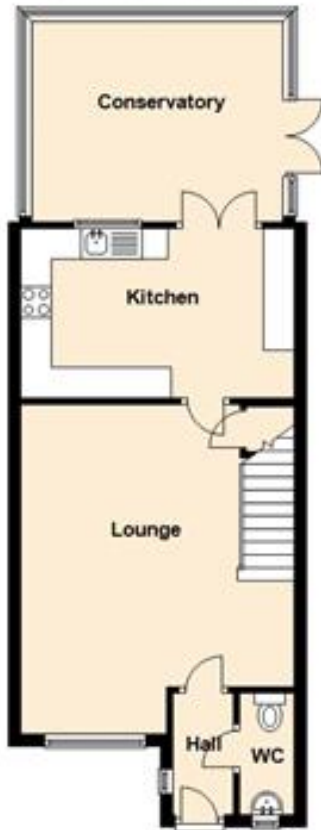
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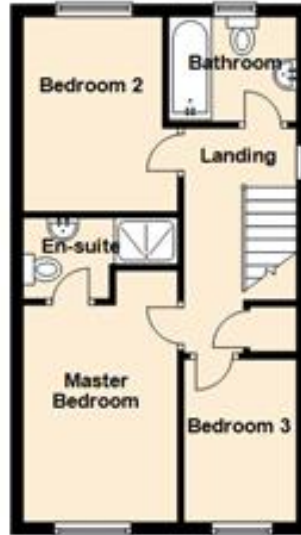
### Ground Floor

Approx. 53.3 sq. metres (573.3 sq. feet)



### First Floor

Approx. 36.8 sq. metres (396.2 sq. feet)



Total area: approx. 90.1 sq. metres (969.4 sq. feet)

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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