



2 Highgrove Way, Kingswood, Hull, HU7 3JU

£239,950







# 2 Highgrove Way

Hull, HU7 3JU

- FOUR DOUBLE BEDROOMS
- L-SHAPED KITCHEN DAYROOM
- CCTV
- ENSUITE SHOWER ROOM
- OFF STREET PARKING

Fantastic Four Bedroom Detached Family Home in Kingswood, Hull

Situated in the ever popular Kingswood area, this impressive four bedroom detached home offers generous and versatile accommodation ideal for modern family living.

The ground floor is centred around a spacious kitchen day room, fitted with a modern kitchen and breakfast bar, with French doors opening onto the rear garden, perfect for sunny days and entertaining alike. A separate dining room provides additional flexibility, while the layout flows effortlessly throughout.

Upstairs, the property boasts four well proportioned double bedrooms, including a principal bedroom with ensuite shower room, alongside a family bathroom.

Externally, the home benefits from front and rear lawns, a rear patio area, garden shed and attractive pond, creating a relaxing outdoor space. The property also features CCTV, adding extra peace of mind.

Kingswood is a highly sought after location, offering excellent access to local amenities including Kingswood Retail Park, supermarkets, leisure facilities and restaurants. The area is well served by road networks, with convenient access to the A63 and routes into Hull city centre and beyond. Families will appreciate the proximity to Kingswood Academy, which has recently received strong Ofsted recognition.

A superb detached family home in a prime location, get in touch today to book your viewing.



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**ENTRANCE HALL** 8'7" x 4'11" (2.62m x 1.5m )  
Composite entrance door, entrance matting and two central ceiling lights.

**LOUNGE** 14'2" x 11'10" (4.34m x 3.63m )  
Wood door with brass handles, carpeted floor, front aspect uPVC double glazed window, central ceiling light, fire place with gas fire insert, wooden surround and a marble hearth.

**DINING ROOM** 11'1" x 8'10" (3.39m x 2.71m )  
Wooden door with brass handles, wooden double doors to the kitchen, carpeted floor, front aspect uPVC double glazed window and a central ceiling light.

**DAYROOM/SNUG** 14'0" x 9'10" (4.29m x 3m )  
Wood door with brass handles, carpeted floor, uPVC French doors to the rear garden and ceiling spotlights.

**KITCHEN** 16'11" x 8'9" (5.16m x 2.69m )  
Composite rear door with glass panel, ceiling spotlights, luxury vinyl floor, rear aspect uPVC double glazed window, a range of oak wall and base units with granite work tops. A space for a fridge freezer, integrated five ring gas hob and electric oven, Belfast sink with mixer tap, space for washer and dryer, splash back tiling, extractor and boiler cupboard.

**CLOAKROOM/W.C.**  
With W.C and sink

**STAIRCASE AND LANDING** 9'2" x 4'5" (2.80m x 1.36m )  
Carpeted floor, wood hand rail, loft hatch (loft half boarded).

**PRINCIPAL BEDROOM** 13'6" x 10'11" (4.13m x 3.35m )  
Wood door with brass handles, carpeted floor, central ceiling light, front aspect uPVC double glazed window and fitted wardrobes.

**ENSUITE** 6'2" x 5'8" (1.88m x 1.73m )  
Wood door with brass handles, vinyl floor, front aspect uPVC double glazed privacy window, chrome towel radiator, shower cubicle with mixer shower, low flush WC, vanity wash hand basin with mixer tap, extractor fan and full splash back tiling.





#### **FAMILY BATHROOM**

6'0" x 5'7" (1.85m x 1.71m )

Wooden door with brass handles, carpeted floor, central ceiling light, rear aspect uPVC double glazed window, low flush WC, bath with mixer tap and shower, pedestal wash hand basin, vanity unit, extractor fan and full splash back tiling.

#### **BEDROOM TWO**

12'1" x 9'3" (3.70m x 2.82m )

Wooden door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window, fitted wardrobes and airing cupboard.

#### **BEDROOM THREE**

9'2" x 8'4" (2.81m x 2.55m)

Wood door with brass handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window.

#### **BEDROOM FOUR**

8'9" x 7'9" (2.67m x 2.37m )

Wood door with brass handles, carpeted floor, rear aspect uPVC double glazed window and a pendant light fitting.

#### **EXTERIOR**

To the front a concrete driveway with flagged path and lawned garden with dwarf brick wall surround. To the rear a flagged patio area with lawn, pond, fence surround, wooden shed and flagged side path.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be D

#### **SERVICES:**

Mains water, gas, electricity and drainage are connected.

#### **TENURE:**

We understand the Tenure of the property to be Freehold.

#### **MORTGAGE CLAUSE:**

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland Office on 01482 631133 or via email [swansales@stanifords.com](mailto:swansales@stanifords.com)

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**PROPERTY PARTICULARS DISCLAIMER :**  
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

**MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

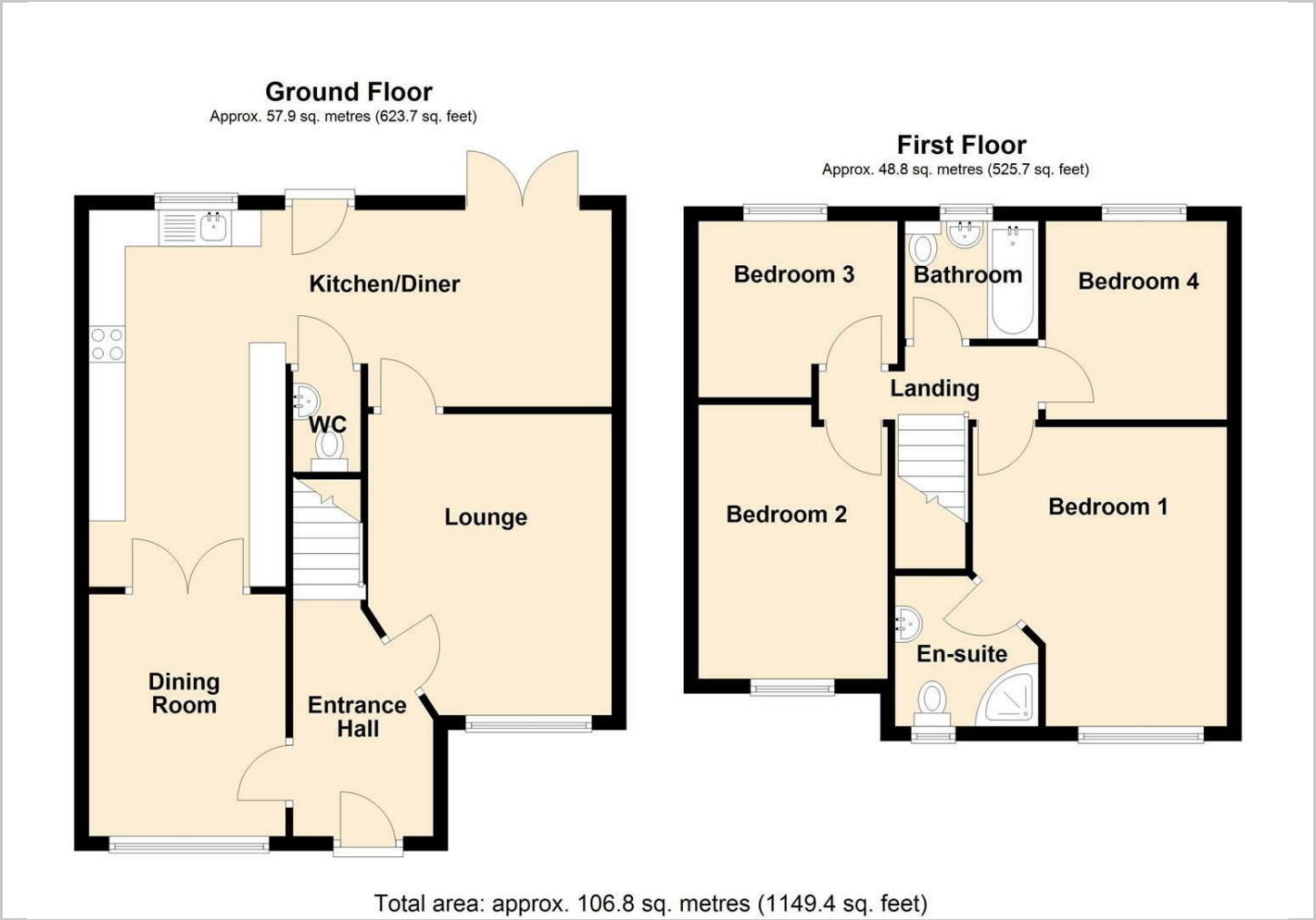
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.







Floor Plans



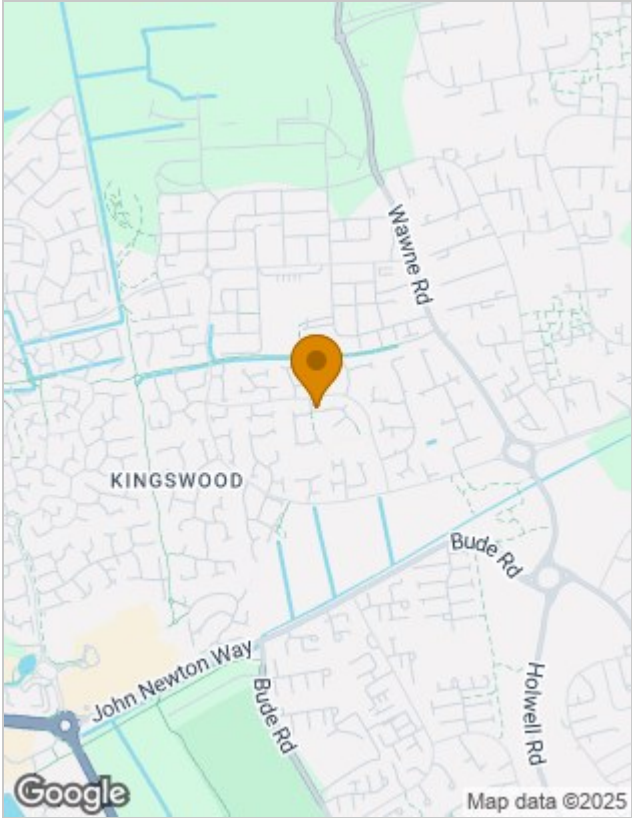
Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

