



36 Greenwich Park, Kingswood, Hull, HU7 3FQ

- Modern Two Bedroom Mid Terrace House
- Early Viewing Recommended
- Front Facing Kitchen
- Two First Floor Bedrooms and Shower Room
- Rear Garden Area with Summerhouse
- Well Presented Accommodation
- Entrance Hall with Cloakroom WC
- Rear Facing Lounge with French Doors
- Two Parking Spaces
- Kingswood Location

Offers In The Region Of £160,000



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Well presented modern two bedroom mid terrace house. Located on the Kingswood development this super property is highly recommended for an early viewing to fully appreciate the accommodation provided. Comprising:- Entrance hall with stairs leading off, cloakroom/WC, front facing kitchen, rear facing lounge with French doors, first floor with two bedrooms and a modern shower room. Off road parking for two cars and low maintenance enclosed rear garden area with summerhouse. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

Located off Runnymede Avenue the property is well placed for access to a host of amenities at the Kingswood Retail Park.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Radiator. Access doors to all rooms off.

Cloakroom WC

Suite of WC. Wash hand basin. Radiator. Extractor fan.

Kitchen

6'7" x 9'9" (2.022m x 2.993m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Appliances of electric oven with gas hob and hood over. Built in Fridge/freezer. Space for washing machine. Concealed gas fired central heating boiler.

Lounge

13'7" x 14'2" (4.155m x 4.331m)

Overlooking the rear garden with French doors providing access to the outside. Two radiators. Wooden effect flooring.

First Floor Landing

Ladder access to part boarded roof void.

Bedroom One

13'7" x 8'7" max sizes (4.148m x 2.630m max sizes)

Two windows to the rear elevation. Wardrobes. Radiator.

Bedroom Two

9'9" x 8'6" (2.978m x 2.603m)

Two windows to the front elevation. Storage cupboards. Radiator.

Shower Room

5'7" x 6'5" (1.706m x 1.978m)

Suite of shower with mira shower, wash hand basin and WC. Towel rail radiator.

Outside

The property has two off road parking spaces to the front. The rear is designed for low maintenance with fenced boundaries, paved and artificial grassed areas. There is pedestrian access to the rear. Outside light and garden tap.

Summerhouse

8'0" x 9'10" (2.448m x 3.012m)

Light and power which feeds from the house.

Energy Performance Certificate

The current energy rating on the property is pending.



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Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number 00270144003601. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

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Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

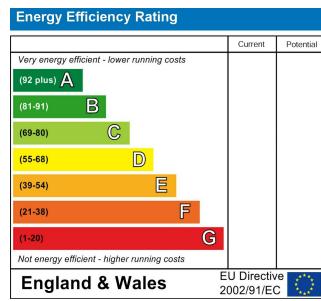
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