



48 Ferry Meadows Park, Kingswood, Hull, HU7 3DF

- Three Bedroom Detached Family House
- Well Proportioned Rooms
- Cloakroom WC
- Front Facing Kitchen
- Off Road Parking to the Front
- Priced To Allow for Updating and Improvements
- Entrance Hall with Stairs Off
- Open Plan Lounge and Dining Areas with Conservatory off
- Three First Floor Bedrooms and Bathroom
- Rear Garden Area

Offers In The Region Of £170,000



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Nestled on Ferry Meadows Park in Kingswood, Hull, this detached house offers potential for updating and improvements allowing the next owner to personalise to their own taste and specification. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family. The house features a bathroom, ensuring that daily routines are both practical and pleasant. Additionally, the property boasts parking for two vehicles, a valuable asset in this desirable area. Living in Kingswood means you will enjoy the convenience of nearby parks while still being within easy reach of local amenities, schools, and transport links. This home presents a wonderful opportunity for anyone looking to settle in a vibrant community with plenty to offer. Don't miss the chance to make this delightful property your own.

Location

Located off Kesteven Way the property is well placed for the Kingswood retail park which offers a good range of shopping and leisure facilities including an Asda superstore.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Window to the front elevation. Radiator.

Cloakroom WC

2'10" x 5'11" (0.886m x 1.824m)

Suite of WC. Wash hand basin. Window to the front elevation. Radiator.

Lounge Area

10'9" x 15'7" (3.283m x 4.751m)

Fire surround. Radiator. Door to the conservatory. Open plan access into:

Conservatory

10'9" x 7'10" (3.278m x 2.392m)

Tiled flooring. Radiator. Rear access door.

Dining Area

8'1" x 14'7" (2.484m x 4.446m)

Side entrance door. Window to the rear elevation. radiator. Access into:

Kitchen

7'10" x 16'7" (2.396m x 5.058m)

Containing a range of base and wall units. Work surfaces with single drainer sink unit. Appliances of oven and hob (not tested). Wall mounted gas fired central heating boiler (not tested). Window to the front elevation. Radiator.

First Floor Landing

Ladder access to part boarded loft space. Radiator. Access to all rooms off.

Bedroom One

9'7" x 18'1" (2.938m x 5.513m)

Window to the front elevation. Radiator. Alcove recess.

Bedroom Two

12'9" x 8'0" (3.892m x 2.455m)

Window to the rear elevation. Radiator. Alcove recess.

Bedroom Three

6'6" x 8'10" (1.987m x 2.699m)

Window to the rear elevation. Radiator.

Bathroom

6'0" x 8'1" (1.848m x 2.478m)

Suite of bath with shower over (electric shower not in use). Wash hand basin. WC. Tiling to the walls. Window to the front elevation. Radiator. Cupboard.



Outside

The property has off road parking to the front. There is an EV charger (not tested) at the side of the house. Side pedestrian access to the rear. The rear garden area is mainly paved.

Energy Performance Certificate

The current energy rating on the property is pending.

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number 00270061004801. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation


Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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