



67 Bowmont Way, Kingswood, Hull, HU7 3HL

- Well Presented Three Bedroom Detached House
- Kingswood Location
- Ground Floor Cloakroom WC
- Three First Floor Bedrooms - Bathroom
- Enclosed Rear Garden Area
- No Forward Chain
- Entrance Lobby with access to Hallway
- Lounge - Dining Area - Garden Room - Kitchen
- Off Road Parking Area with access to Garage
- Gas Central Heating System and Double Glazing

Offers In The Region Of £200,000



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Nestled in the charming area of Kingswood, Hull, this delightful detached house on Bowmont Way offers a perfect blend of comfort and style. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The layout of the house is both practical and appealing, ensuring that every corner is utilised effectively. The single bathroom is conveniently located, catering to the needs of the household. The property benefits from a lovely garden, perfect for outdoor activities or simply enjoying the fresh air.

Kingswood is known for its community spirit and excellent amenities, including shops, schools, and parks, all within easy reach. This location offers a wonderful balance of suburban tranquillity and accessibility to the vibrant city life of Hull.

This detached house on Bowmont Way is a fantastic opportunity for anyone looking to settle in a welcoming neighbourhood. With its spacious rooms and convenient location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your new home.

Location

Located off Kesteven Way, the property is within a short commute of the Kingswood retail park which offers a wide selection of shopping and leisure facilities. Local schooling is available nearby.

Entrance Lobby

Main front entrance door provides access into the lobby area. Wooden effect flooring. Window to the front elevation. Inner door leads into:

Hallway

Stairs off to the first floor accommodation. Radiator. Access into rooms off.

Cloakroom WC

Suite of WC. Wash hand basin. Tiling to the walls. Radiator.

Lounge Area

12'2" x 7'7" + 8'8" x 6'0" (3.709m x 2.331m + 2.665m x 1.848m)

Window to the front elevation. Fire surround with electric fire. Two radiators. Wooden effect flooring. Opening into:

Dining Area

7'6" x 9'6" (2.289m x 2.899m)

Sliding patio door to the garden room. Wooden effect flooring. Radiator.

Garden Room

15'0" x 9'3" (4.592m x 2.830m)

French doors to the rear garden. Wooden effect flooring. Radiator.

Kitchen

7'5" x 9'9" (2.286m x 2.987m)

Fitted with a range of base and wall units. Work surfaces with single drainer sink unit. Appliances of electric oven, gas hob and fridge. Window to the rear elevation. Side door to the outside. Tiling to the walls. Radiator. Store cupboard with plumbing for washing machine.

First Floor Landing

Window to the side elevation. Access to roof void. Airing cupboard with tank.

Bedroom One

9'5" x 12'0" (2.876m x 3.670m)

Window to the front elevation. Radiator.

Bedroom Two

9'5" x 10'1" (2.871m x 3.083m)

Window to the rear elevation. Radiator. Wooden effect flooring.

Bedroom Three

6'0" x 9'1" (1.833m x 2.782m)

Window to the front elevation. Radiator. Stairs bulkhead.



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Bathroom

5'11" x 5'6" (1.814m x 1.695m)

Suite of bath with mains shower over. Wash hand basin. WC. Window to the rear elevation. Tiling to the walls.

Outside

The property occupies a pleasant corner plot position and has a generous parking area at the front for several cars. A side access leads to the rear garden area which is laid to lawn with an artificial raised area.

Garage

8'4" x 16'11" (2.544m x 5.170m)

With front roller access door. Plumbing for washing machine. Space for dryer. Light and power. Rear personal access door.

Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

Energy Performance Certificate

The current energy rating on the property is C (75).

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 00270012006705. 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 procuracy 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

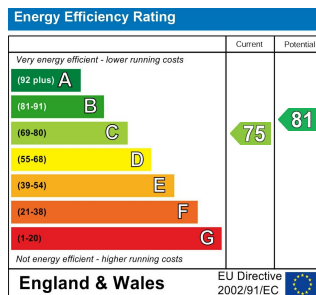
Strictly through the sole agents Leonards 01482 375212/01482 330777

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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