



60 Bowmont Way, Kingswood, Hull, HU7 3HL
£260,000

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this extended and modernised detached house located on a popular development with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools..

As you would expect the property benefits from gas central and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary 4 piece bathroom, en suite and WC. Items of note include media wall with remote controlled electric fire to lounge, French doors to the rear, fitted wardrobes to bedroom 1 plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 4 well proportioned bedrooms, the master with en suite plus a 4 piece bathroom accessed from the first floor landing. There is a part boarded loft with ladder access.

The property benefits from well presented gardens with patio, lawn plus hot and cold taps. There is driveway parking leading to a single garage with remote controlled door, power and light plus personnel door.

Tenure - Freehold
Council tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With recessed spot lights and fitted flooring.

Lounge 14'10"(max) x 11'0"(max) (4.54m(max) x 3.37m(max))

Having a media wall with remote controlled electric fire, recessed spot lights, laminate flooring and blind.

Dining Kitchen 23'9"(max) x 11'4"(max) (7.26m(max) x 3.46m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops, tiling and floor tiling. With oven, induction hob, hood and dishwasher. French doors to rear plus access to store and personnel door leading to the garage.

WC 6'1" x 2'10" (1.86m x 0.88m)

Having contemporary white sanitary ware with tiling, wall boards, recessed spot lights and laminate flooring.

FIRST FLOOR

Landing

With fitted carpets. Access to store.

Bedroom 1 12'3"(max) x 12'0"(max) (3.74m(max) x 3.68m(max))

With fitted wardrobes, recessed spot lights, carpets and blinds.

En Suite 7'0"(max) x 4'6"(max) (2.14m(max) x 1.39m(max))

Having contemporary white sanitary ware, tiling, floor tiling, chrome ladder radiator and recessed spot lights.

Bedroom 2 16'2"(max) x 7'6"(max) (4.94m(max) x 2.29m(max))

With laminate flooring and blinds.

Bedroom 3 15'3" x 8'6" (4.66m x 2.60m)

With laminate flooring and blinds.

Bedroom 4 10'0"(max) x 9'5"(max) (3.05m(max) x 2.88m(max))

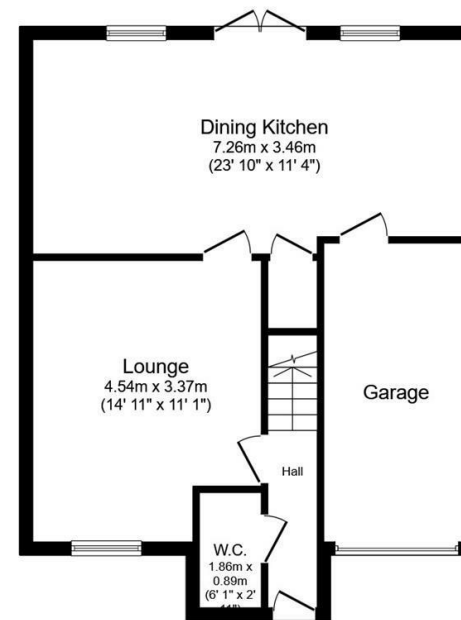
With laminate flooring and blinds.

Bathroom 10'6" x 5'6" (3.22m x 1.69m)

Having a contemporary white 4 piece suite with stand alone bath and walk in shower, tiling, floor tiling, recessed spot lights and ladder radiator.

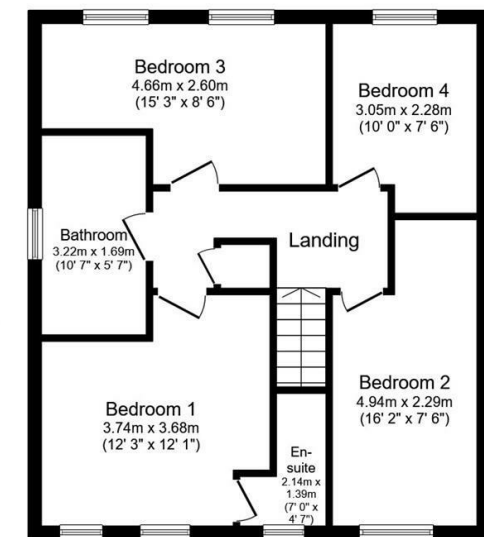
EXTERNAL

The property benefits from well presented gardens with patio, lawn plus hot and cold taps. There is driveway parking leading to a single garage with remote controlled door, power and light plus personnel door.



Ground Floor

Floor area 58.8 sq.m. (633 sq.ft.)



First Floor

Floor area 56.8 sq.m. (611 sq.ft.)

Total floor area: 115.6 sq.m. (1,244 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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