



57 Gypsy Moth Lane, Kingswood, Hull, HU7 3LQ
£200,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

We are delighted to offer for sale this impressive semi detached house located in a popular area with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools. Having been constructed in 2019 the property still benefits from 3 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include French doors to the rear, fitted wardrobes to bedroom plus plus an extra study/dressing area to the first floor. 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 2 well proportioned bedrooms plus a family bathroom accessed from the first floor landing which also incorporates a study/dressing area. The impressive master bedroom with ensuite forms the second floor.

The property benefits from well presented gardens with lawns, patio and external tap. There are 2 off road parking spaces.

Tenure - Freehold
Estate Management Fee - £180 pa.
Council tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With entrance mat well and floor tiling.

Lounge 14'8" x 11'7" (4.48m x 3.55m)

With carpets and blinds plus access to store. French doors leading to rear garden.

Dining Kitchen 13'5"(max) x 11'5"(max) (4.10m(max) x 3.49m(max))

Having a comprehensive range of modern wall and base units with complementing laminate worktops and upstands plus glass splash back. With oven, hob, hood, washing machine and dishwasher. Having floor tiling and blind.

WC 4'8" x 3'2" (1.43m x 0.99m)

Having contemporary white sanitary ware plus tiling and vinyl flooring.

FIRST FLOOR

Landing/Study/Dressing Room

With fitted carpets plus access to store. Also incorporating a study/dressing area.

Bedroom 2 14'8"(max) x 8'9"(max) (4.49m(max) x 2.68m(max))

With carpets and blinds.

Bedroom 3 9'4" x 8'0" (2.85m x 2.45m)

With carpets and blinds.

Bathroom 8'0"(max) x 6'7"(max) (2.45m(max) x 2.02m(max))

Having contemporary white sanitary ware with tiling, vinyl flooring and blind.

SECOND FLOOR

Bedroom 1 19'4"(max) x 14'8"(max) (5.90m(max) x 4.49m(max))

With fitted wardrobes plus carpets and blinds.

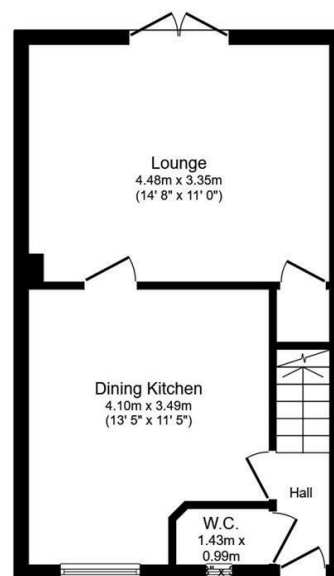
En Suite 7'9" x 5'9" (2.38m x 1.77m)

Having contemporary white sanitary ware with double shower, tiling, vanity basin, chrome ladder radiator and laminate flooring.

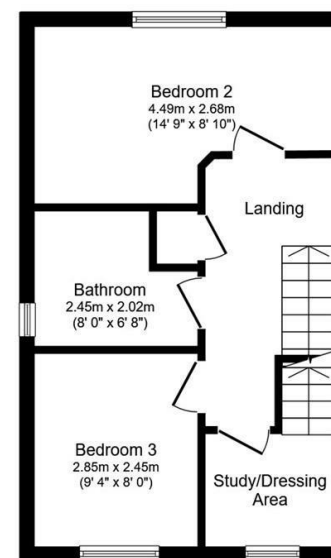
EXTERNAL

The property benefits from well presented gardens with lawns, patio and external tap.

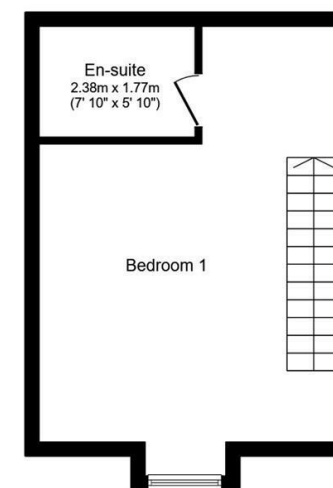
There are 2 off road parking spaces.



Ground Floor



First Floor



Second Floor

Total floor area: 98.7 sq.m. (1,062 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

PROPERTY
PERSPECTIVE