



2 Appleby Road  
Kingswood, Hull, HU7 3GZ

Guide price £155,000



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## Description

**STUNNING!** This starter home or downsizer will impress!

Situated on the ever popular Kingswood development, close to an array of local eateries and amenities including leisure, medical, cinema and a retail park will attract!

We envisage high demand on this recently built two bed semi-detached house, with the added benefit of two parking spaces, a custom built BAR for entertaining, in the rear garden and cloakroom/wc to the ground floor.

Modern and contemporary throughout, in immaculate move in condition!

Register your interest early!

## Entrance

Via a composite glazed door

## Entrance Hall

With stairs to the 1st floor and radiator

## Lounge

Modern decor, and radiator, a uPVC double glazed window to the front aspect.

## Kitchen/Dining

With modern grey/anthracite base and wall units with contrasting work surfaces, an integral fridge freezer, built in electric oven with four ring gas hob and extractor, sink and drainer with mixer tap and plumbing for an automatic washing machine, radiator and tiled floor, a uPVC double glazed French doors lead to the rear garden, a tiled floor and huge storage cupboard.

## Cloakroom/Wc

The cloakroom has a low level wc and pedestal wash hand basin, a tiled floor, radiator and a uPVC double glazed window to the rear aspect.

## Stairs to the 1st floor

With the loft access and carpet flooring.

## Bedroom One

Spacious bedroom with modern wall panelling, a uPVC double glazed window to the front aspect and radiator, carpet flooring and huge walk in wardrobe.

## Bedroom Two

The second bedroom is spacious and has a uPVC double glazed window to the rear aspect, a radiator, neutral décor and carpet flooring.

## Bathroom

Modern, with contemporary suite with panel bath with thermostatic shower, a low level wc and pedestal wash hand basin, partial tiled walls and a uPVC double glazed window to the rear aspect, a heated towel radiator.

## Outside

To the front of the house is the low maintenance drive to accommodate two off road parking spaces.

To the rear of the house there is a low maintenance garden with astro lawn, raised flower/shrub beds, and useful bin storage, the garden has high level timber fence boundaries and a detached custom built full equipped bar for entertaining with uPVC double glazed French doors.

## Disclaimer

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Agents Notes

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Valuations

We offer a free sales valuation service, as an independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.



## Road Map



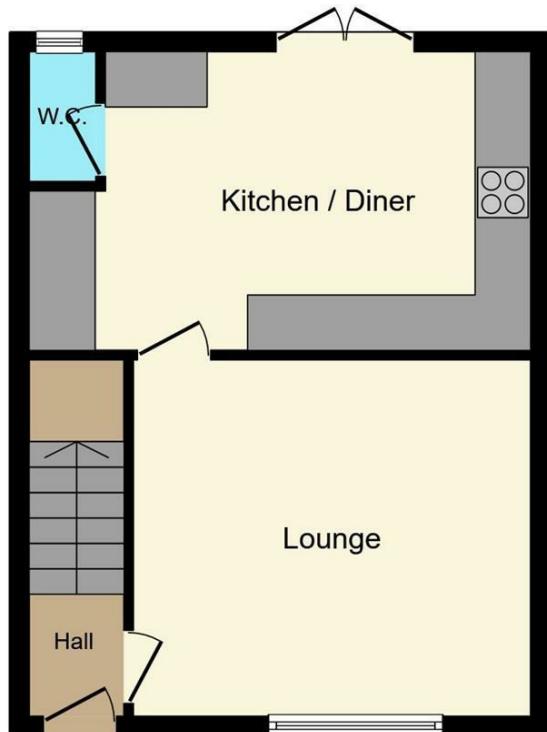
## Hybrid Map



## Terrain Map

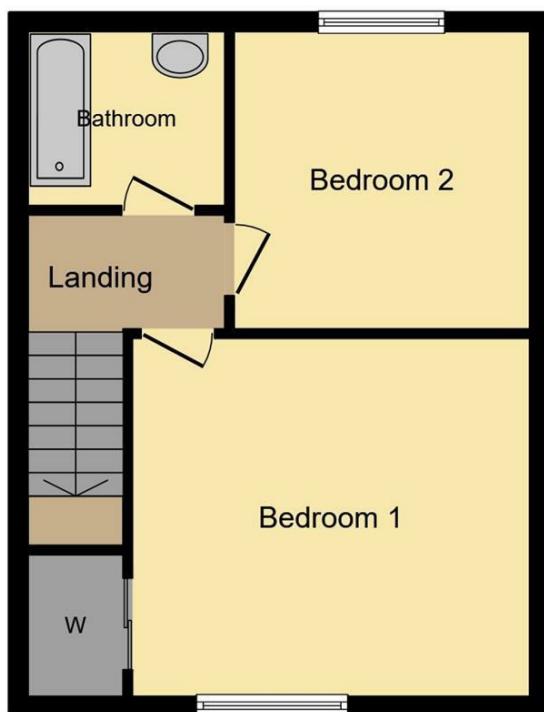


## Floor Plan



**Ground Floor**

Floor area 39.0 sq.m. (420 sq.ft.) approx



**First Floor**

Floor area 39.0 sq.m. (420 sq.ft.) approx

Total floor area 78.0 sq.m. (839 sq.ft.) approx

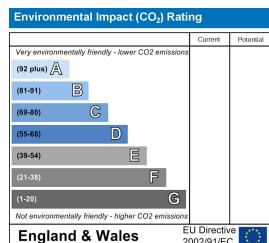
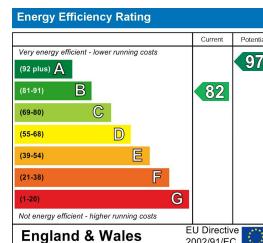
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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