

# Whitakers

Estate Agents



## 2 Windsor Park

Kingswood, Hull, HU7 3AA

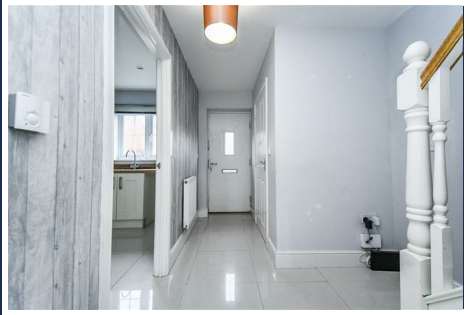
Chain Free £215,000



# 2 Windsor Park

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## Description

Stunning! This three storey, three bedroom home is perfect for the growing family!

Huge Garden to the rear, ample sized bedrooms, two bathrooms, and ample off road parking!

Situated on the ever popular Kingswood development within walking distance to the vibe of Village Green, with its local shops and eateries, Kingswood Retail Park is a short stroll offering, medical, leisure and many restaurants, schools and link roads to Beverley & York are a short drive.

These lovely homes are rarely available in this area, we advise early viewing to avoid disappointment!

Briefly- Entrance hall, cloakroom/Wc, lounge and kitchen to the ground floor, to the 1st floor, two generous bedrooms and the family bathroom, and to the 2nd floor is the Master bedroom with walk in dressing and en-suite facilities.

## Entrance

Via a glazed composite door.

## Entrance Hall

With tiled floor, radiator and the stairs to the 1st floor

## Cloakroom/Wc

6'5" x 5'10" (1.959 x 1.8)

With tiled floor, the cloakroom has a low level wc and a pedestal wash hand basin, a UPVC double glazed window to the front aspect, radiator.

## Kitchen

13'0" x 6'11" (3.97 x 2.11)

The kitchen has range of base and wall units with contrasting work surfaces and built in electric oven with four ring gas hob and extractor, integral fridge freezer, and plumbing for an automatic washing

machine, a uPVC double glazed window to the front aspect and radiator, tile floor.

## Lounge/Dining Room

14'10" x 15'10" (4.53 x 4.83)

The spacious lounge has a radiator and a uPVC double glazed French doors leading to the rear garden.

## Stairs to the 1st floor

## Bedroom Two

13'1" x 13'10" (3.99 x 4.24)

The second spacious bedroom has a radiator, carpet flooring and two uPVC double glazed windows to the rear aspect.

## Bathroom

6'11" x 8'1" (2.12 x 2.47)

The family bathroom has a white suite comprising of a panel bath with mixer tap, a low level wc and a pedestal wash hand basin, partial tiled walls and a heated towel radiator.

## Bedroom Three

12'7" x 10'6" (3.84 x 3.210)

The third bedroom has a uPVC double glazed window to the front aspect, a radiator and carpet flooring.

## Stairs to the 2nd floor

## Master Bedroom

14'8" x 15'2" (4.492 x 4.641)

The spacious master bedroom has a uPVC double glazed window to the front aspect, radiator and carpet flooring,

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### Dressing Room

8'9" x 5'2" (2.67 x 1.59)

With Velux window, radiator and carpet flooring.

### En-Suite Shower Room

9'1" x 5'1" (2.77 x 1.56)

The modern en-suite has a shower enclosure with thermostatic shower, a low level wc and a pedestal wash hand basin, radiator, a Velux window and wood effect flooring.

### Outside

To the front of the house there is a lawn garden with low maintenance borders, the private side drive allows off road parking and leads to the attached single garage with up/over door, power and lighting.

To the rear of the house there is a sunny extensive lawn garden with seating areas, high level timber fence boundaries.

### Disclaimer

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### Agents Notes

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.

### 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.

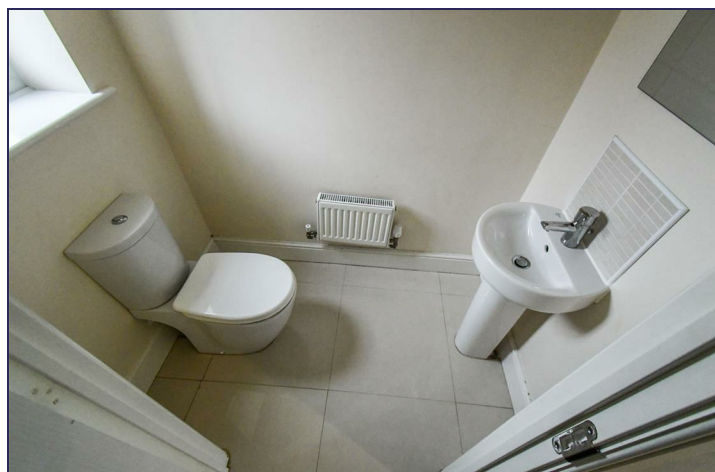
### Council Tax

Band D

The local authority is Hull City Council

### Tenure

Freehold



Road Map



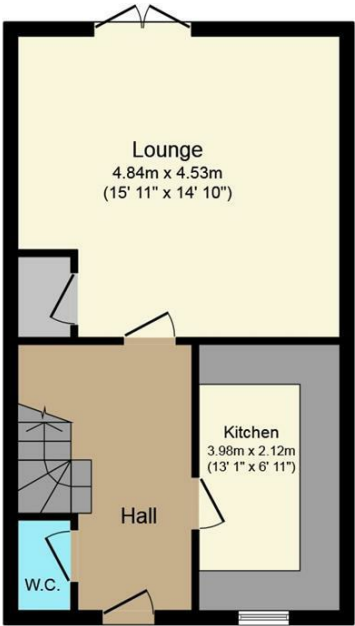
Hybrid Map



Terrain Map

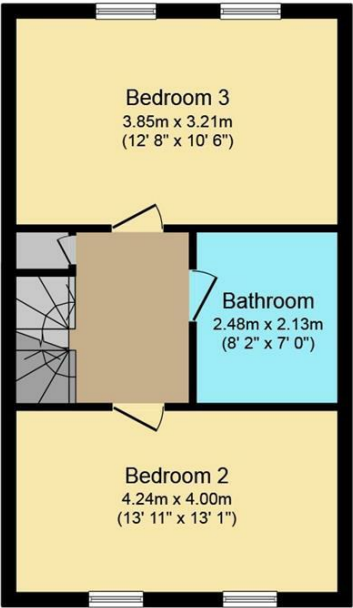


Floor Plan



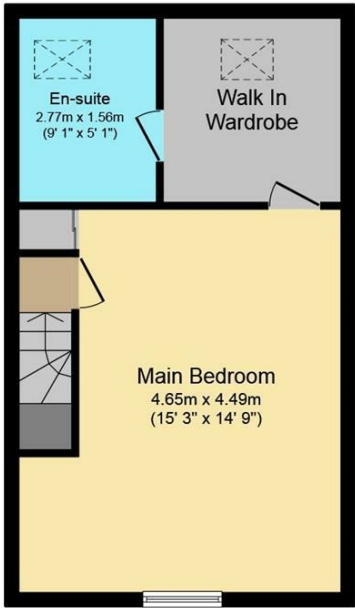
Ground Floor

Floor area 41.8 sq.m. (450 sq.ft.) approx



First Floor

Floor area 41.8 sq.m. (450 sq.ft.) approx



Second Floor

Floor area 41.8 sq.m. (450 sq.ft.) approx

Total floor area 125.3 sq.m. (1,349 sq.ft.) approx

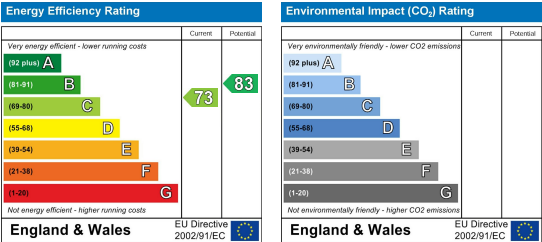
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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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