

Whitakers

Estate Agents



1 Furlong Drive

Kingswood, Hull, HU7 3FL

Asking Price £160,000



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Description

An immaculate, recently built three bedroom family home in the sought after Kingswood area with its vast range of shops, food outlets, leisure facilities and schools.

Well cared for by the present owners and set in gardens to the front and rear this stylish property is set in Westerly facing gardens and has two parking spaces.

The property has gas central heating as well as Upvc double glazing and comprises entrance hallway, lounge, fitted dining kitchen, cloakroom/WC. To the first floor there are three bedrooms and the family bathroom with a full suite and shower.

The accommodation comprises:

Entrance hall

Double glazed entrance door, central heating radiator, laminate flooring and staircase leading to the first floor landing.

Lounge

17'9" x 11'4" (5.43 x 3.47)

Upvc double glazed windows, central heating radiators and laminate flooring.

Dining kitchen

14'11" x 8'7" maximum (4.56 x 2.62 maximum)

Upvc double glazed window and double doors leading to the patio and garden, central heating radiator, fitted with a range of base wall and drawer units with complimenting fitted work surfaces with upstands, stainless steel single drainer sink unit with a mixer tap, plumbed for an automatic washing

machine, split level oven and hob with a cooker hood over, concealed gas central heating boiler and downlighters.

Cloakroom

Central heating radiator, low flush WC, wash basin, laminate flooring, downlighters and an extractor fan.

Landing

Central heating radiator, airing cupboard and access to the boarded roof void which also has an access ladder.

Bedroom 1

13'1" x 8'10" to the wardrobes (4.00 x 2.70 to the wardrobes)

Upvc double glazed window, central heating radiator and a full range of full height wardrobes and storage space.

Bedroom 2

12'1" x 7'4" (3.70 x 2.24)

Upvc double glazed window and central heating radiator.

Bedroom 3

7'10" x 7'4" (2.41 x 2.24)

Upvc double glazed window and central heating radiator.

Bathroom

7'11" x 5'1" (2.43 x 1.57)

Central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower over and shower screen, pedestal wash basin and a low flush WC, tiled flooring and an extractor fan.

Tel: 01482 877177

Gardens

To the front of the property there is a lawned garden and at the rear a further garden which is paved with artificial turf and fencing to the surround. A gateway leads to the allocated parking spaces.

Parking spaces

Adjacent to the property there are two allocated parking spaces.

Free Market Appraisals / 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.

Additional Services

Whitaker 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

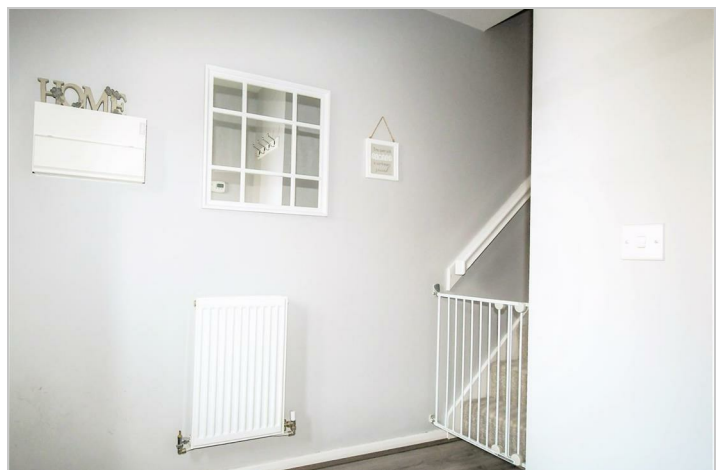
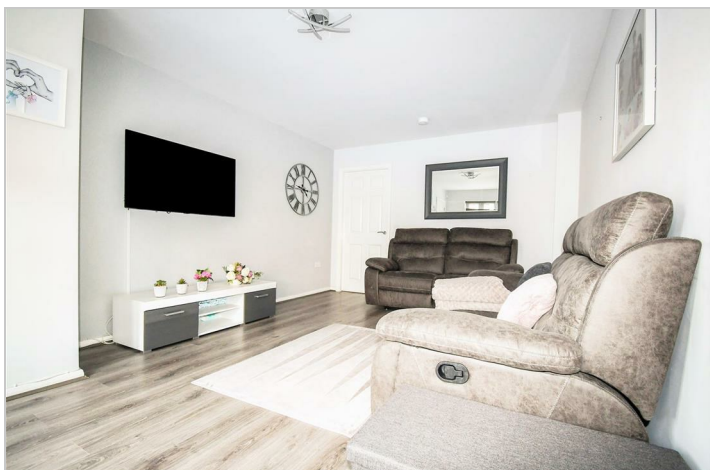
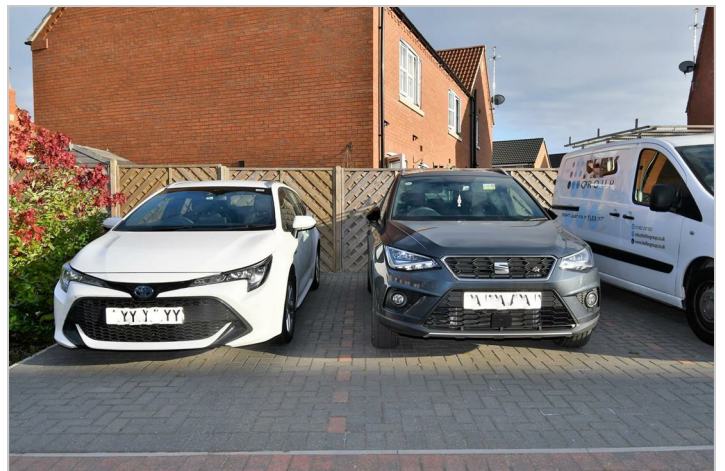
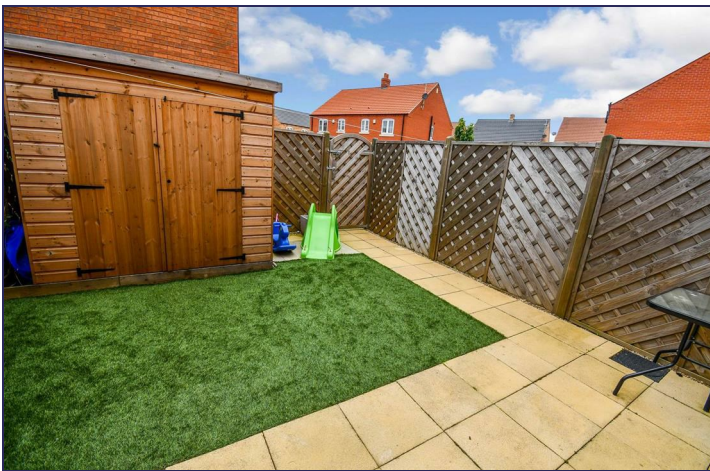
connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

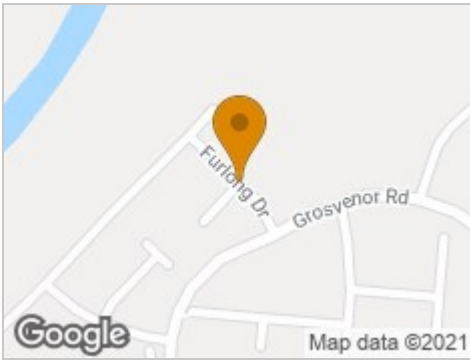
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



Road Map



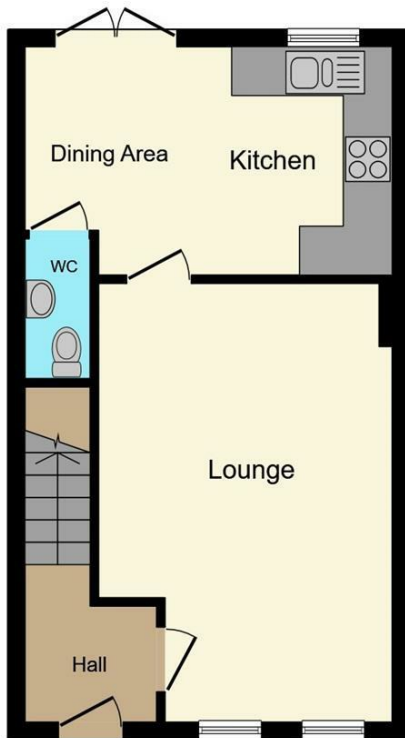
Hybrid Map



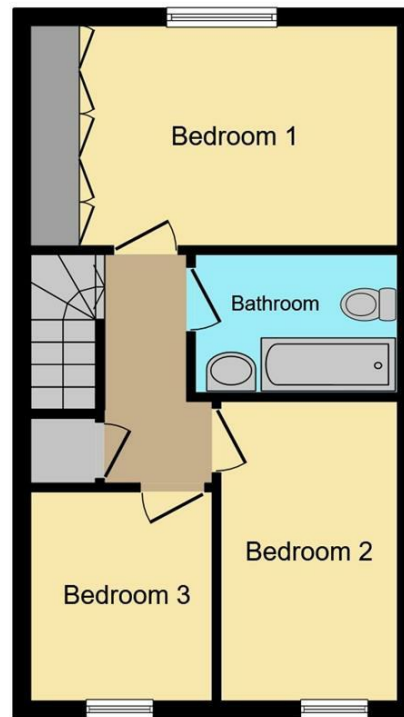
Terrain Map



Floor Plan



Ground Floor



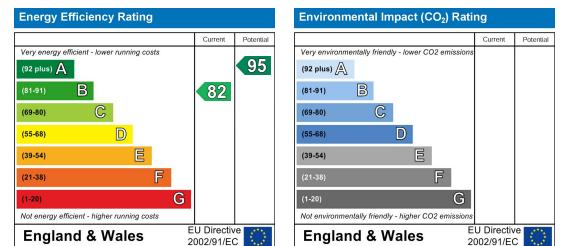
First Floor

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

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.