

Whitakers

Estate Agents



62 Brockwell Park

Kingswood, Hull, HU7 3FH

Offers Over £250,000



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Description

WHAT A BEAUTY! This impressive four bed detached home has been vastly improved by the current family to offer 'MOVE IN CONDITION' throughout! Gardens to front & rear, ample off road parking, 2nd reception room/playroom and en-suite to the master bedroom, cloakroom/wc and utility, impressive kitchen/dining room and four spacious bedrooms

Situated on the desirable, sought after Kingswood development with amenities in abundance including restaurants, retail park, medical centre, leisure and schools.

Modern, tasteful décor, spacious, you will certainly not be disappointed!

WE ENCOURAGE EARLY VIEWING!

Entrance hall

Double glazed entrance door, gas central heating radiator and tiled flooring. Staircase to the 1st floor.

Lounge

15'10" x 11'0" (4.84 x 3.36)

Upvc double glazed window, gas central heating radiator and a feature fireplace. Double doors flow through to:

Dining kitchen

18'5" x 10'2" (5.62 x 3.12)

Upvc double glazed window and double doors leading to the garden, gas central heating radiator, fitted with a range of modern style units including base, wall and drawer units with fitted worktops and a breakfast bar, enamel single drainer sink unit, split level oven and hob with a cooker hood over, extractor fan, down lighters and tiled flooring.

Playroom

15'6" x 8'9" (4.74 x 2.68)

Upvc double glazed window, gas central heating radiator and an under stairs storage cupboard.

Utility Room

Double glazed entrance door, fitted worktops, plumbing for an automatic washing machine, enclosed gas central heating boiler, tiled flooring and down lighters.

Cloakroom WC

Upvc double glazed window, gas central heating radiator, low flush WC, wash basin, down lighters and tiled flooring.

Landing

Access to the loft space and a storage cupboard.

Master Bedroom

13'3" x 11'0" (4.06 x 3.36)

Upvc double glazed window, gas central heating radiator, over stairs storage cupboard and a triple wardrobe.

En suite shower room

Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a three piece suite comprising shower cubicle, vanity wash basin and a low flush WC, tiled flooring, extractor fan and down lighters.

Bedroom 2

12'2" x 9'3" (3.73 x 2.83)

Upvc double glazed window, gas central heating radiator and a triple wardrobe.

Bedroom 3

9'8" x 9'4" (2.95 x 2.85)

Upvc double glazed window, gas central heating radiator and a triple wardrobe.

Bedroom 4

9'8" x 7'1" (2.95 x 2.17)

Upvc double glazed window and a gas central heating radiator.

Tel: 01482 877177

Family bathroom

Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with a mixer shower over which has a hand held and rainfall shower heads, and a shower screen, vanity wash basin and a low flush WC, tiled flooring, extractor fan and down lighters.

Gardens

To the front of the property there is a block paved garden with a planted gravelled border which provides ample off street parking. A side pathway leads to the rear garden which is lawned with a patio area and fencing to the surround.

Council tax

The property is in the Hull City council area and is categorised as Band D <https://www.hull.gov.uk/>

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.

Free Market Appraisals / Valuations

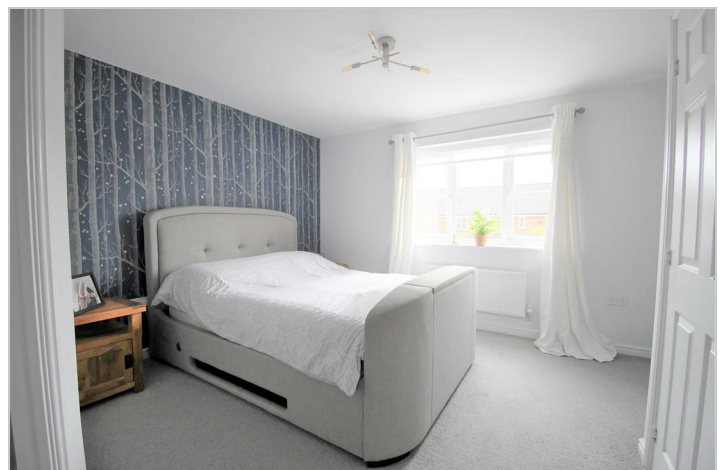
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Agents Notes

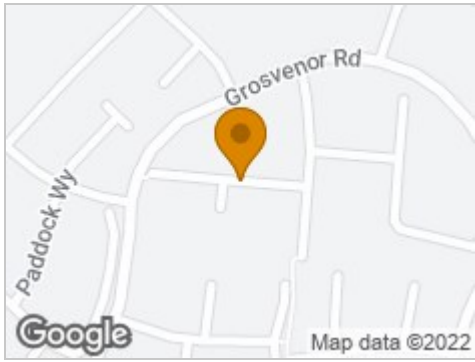
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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



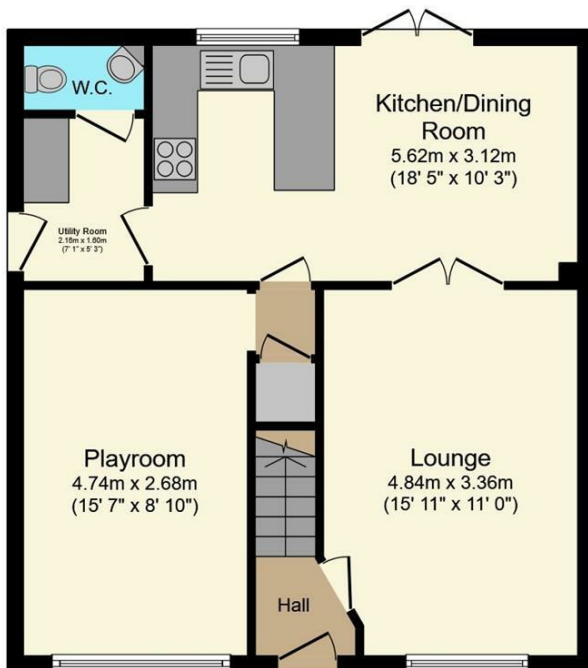
Hybrid Map



Terrain Map

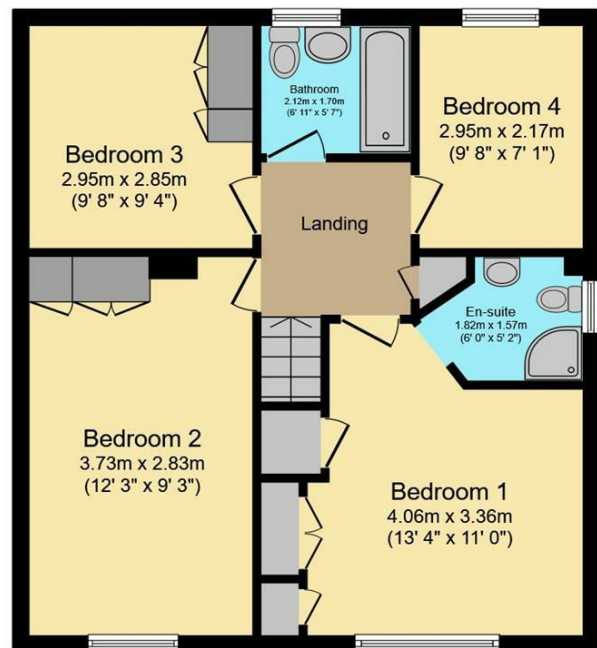


Floor Plan



Ground Floor

Floor area 59.0 sq.m. (635 sq.ft.) approx



First Floor

Floor area 59.0 sq.m. (635 sq.ft.) approx

Total floor area 118.0 sq.m. (1,270 sq.ft.) approx

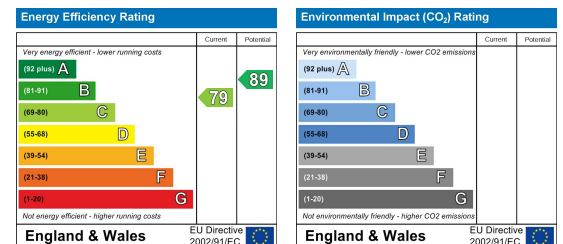
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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



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.