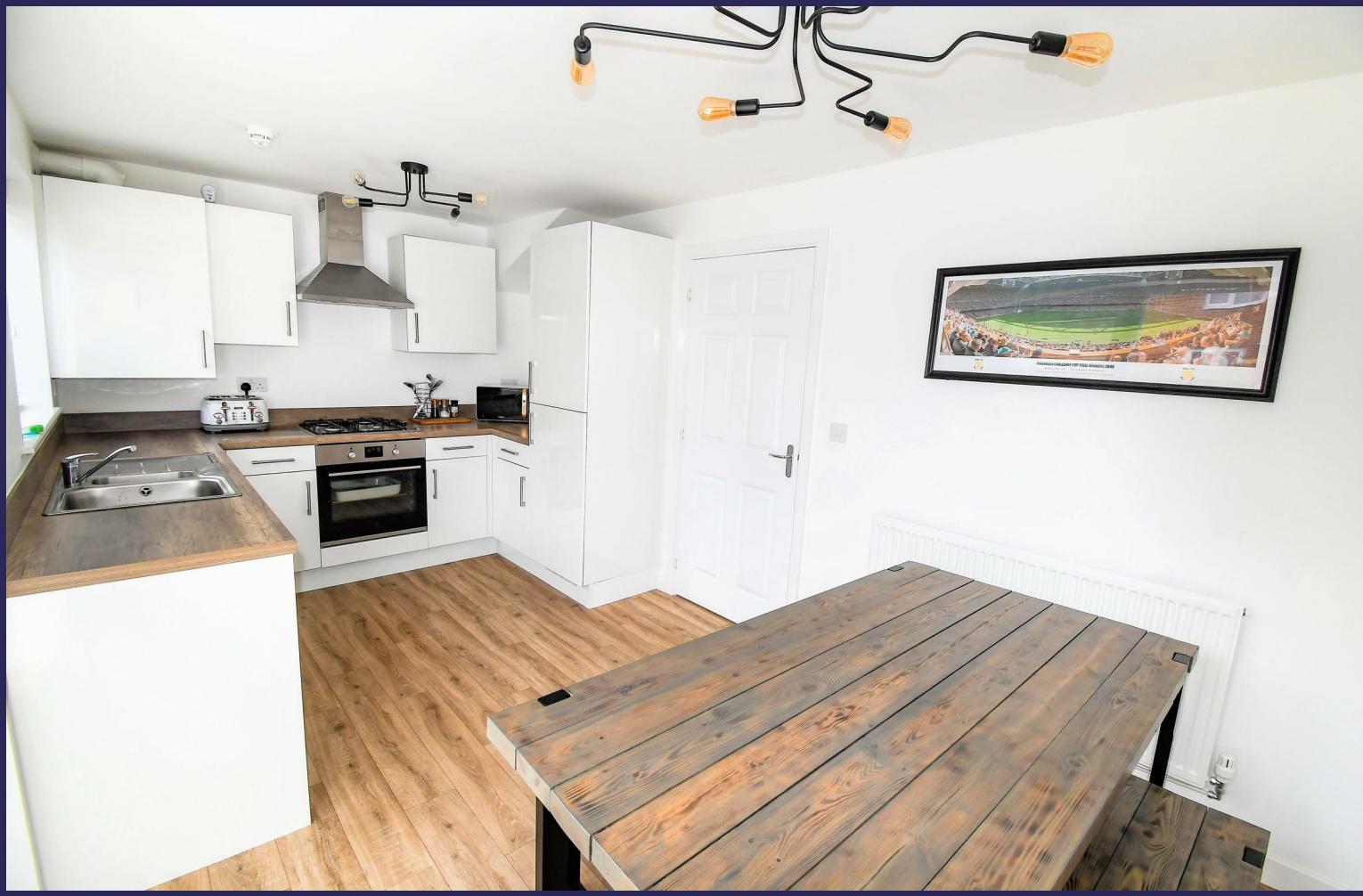


# Whitakers

Estate Agents



57 Bounty Drive  
Kingswood, Hull, HU7 3FN

£185,000

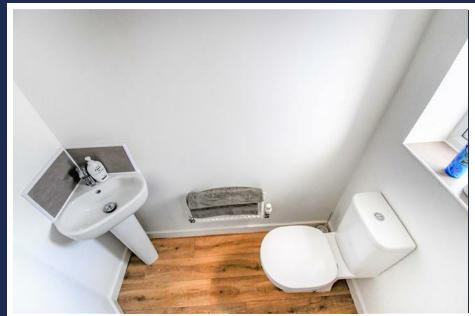
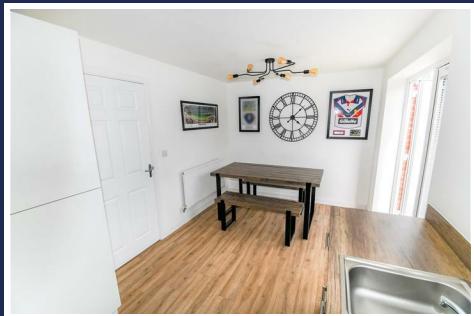
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# 57 Bounty Drive

## Kingswood, Hull, HU7 3FN

£185,000



### Description

**STUNNING THREE BEDROOM SEMI-DETACHED HOUSE!**

This modern home is tucked away at the end of a cul-de-sac position within the ever sought after Kingswood development.

Close to amenities and local transport, retail park and leisure, medical, schools, and link roads to Beverley.

The property is in ready to move in condition throughout and benefits from a landscaped sunny rear garden with hot tub! (not included, although could be negotiable)

Two parking spaces, en-suite shower room to the master bedroom and family bathroom, cloakroom/Wc to the ground floor, and delightful modern kitchen/dining with integral appliances!

Perfect 1st time buy!

### Entrance

Via a glazed composite door

### Hall

Spacious the hall has the stairs to the 1st floor and radiator.

### Cloakroom/Wc

Modern with low level wc and wash hand basin, radiator and uPVC double glazed window.

### Lounge

14'2" x 11'5" (4.34 x 3.48)

Very well presented and modern, the spacious lounge has a radiator, neutral décor and uPVC double glazed window.

### Kitchen/Dining

15'2" x 8'11" (4.64 x 2.74)

Spacious, the kitchen has a range of base and wall units with contrasting work surfaces, integral fridge freezer, dish washer and automatic washing machine, a built in electric oven with gas hob and extractor, a uPVC double glazed window and French doors lead to the rear garden and radiator.

### Stairs to the 1st floor

With loft access and spacious landing

### Master Bedroom

12'0" x 9'8" (3.66 x 2.97)

With neutral décor, radiator and carpet flooring, a uPVC double glazed window.

### En-Suite Shower Room

6'3" x 6'0" (1.91 x 1.85)

Modern, with shower enclosure with thermostatic shower, a low level wc and pedestal wash hand basin, partial tiled walls and radiator, a uPVC double glazed window.

### Bedroom Two

8'7" x 7'7" (2.62 x 2.33)

With radiator, a uPVC double glazed window and carpet flooring.

### Bedroom Three

7'7" x 5'8" (2.33 x 1.75)

With uPVC double glazed window, radiator and carpet flooring.

### Bathroom

5'6" x 5'2" (1.70 x 1.59)

Modern white suite comprising of a panel bath with

mixer tap, a low level wc and pedestal wash hand basin, partial tiled walls and uPVC double glazed window, wood effect flooring.

## Outside

To the front of the house there is off road parking with two allocated parking spaces, access via the side of the house to the rear garden.

The rear garden has astro lawn, ample seating areas with two patios, mains electric supply for lighting, high level timber fence boundary and a sunny aspect.

## Disclaimer

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.

## 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.

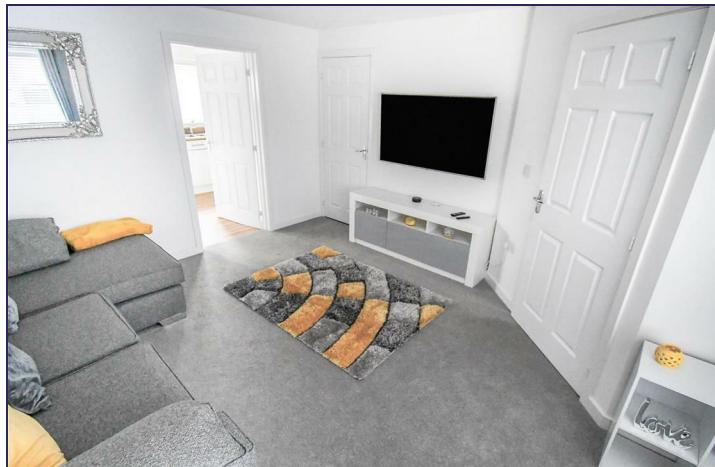
## Council Tax

Band C

The local authority is Hull City Council

## Tenure

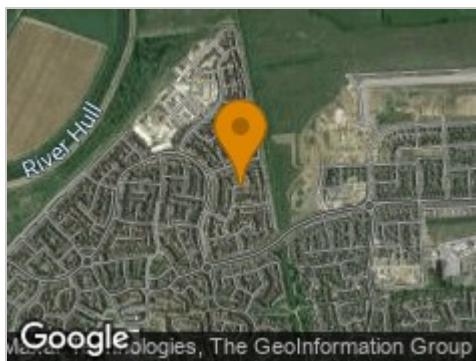
Freehold



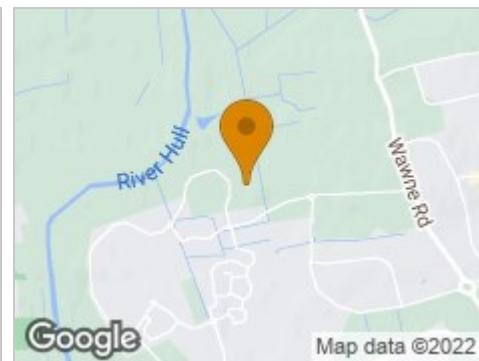
## Road Map



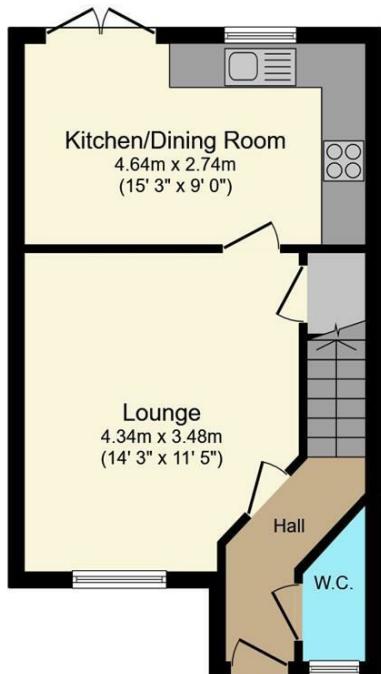
## Hybrid Map



## Terrain Map

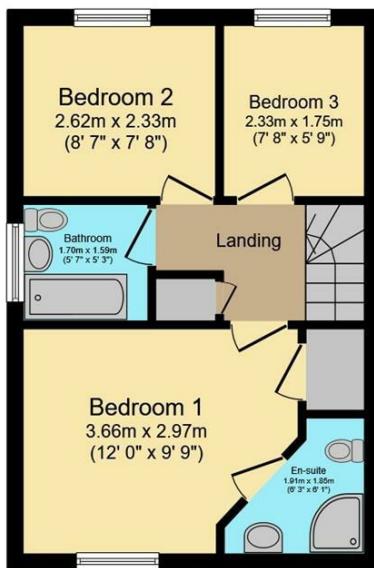


## Floor Plan



### Ground Floor

Floor area 35.6 sq.m. (384 sq.ft.) approx



### First Floor

Floor area 33.3 sq.m. (359 sq.ft.) approx

Total floor area 69.0 sq.m. (742 sq.ft.) approx

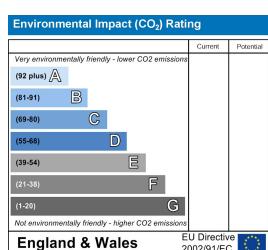
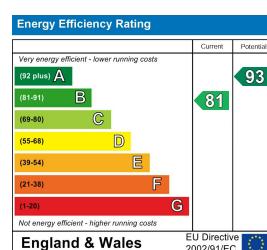
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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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