



Elthorne Park, Hull, HU7 3FS  
£165,000



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Platinum Collection

**Elthorne Park, Hull, HU7 3FS**

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What a fabulous property! This modern 3 Bedroom home is offered to the market with no onward chain



TIME IS PRECIOUS

Waste it wisely

# Elthorne Park, Hull, HU7 3FS

## Key Features

- Modern Home
- 3 Bedrooms
- Fitted Dining Kitchen
- En-Suite To Master Bedroom
- South Facing Garden
- 2 Parking Spaces



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>95</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>80</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>83</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

## INTRODUCTION

This fantastic home has everything a young family needs with 3 bedrooms, modern dining kitchen, en-suite facilities to master bedroom, low maintenance south facing garden and two private parking space. Offered to the market with no onward chain, viewing is a must!

## LOCATION

Kingswood is a thriving area located on the Northern outskirts of the City. In recent years it has expanded to a large popular area with superb dedicated shopping & leisure facilities including ASDA supermarket & cinema/bowling alley etc. Good road connections offer easy access to Hull City Centre, Bvereley, Humber Bridge & A63/M62 motorway links.

## ACCOMMODATION

The property is arranged over two floor and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

A residential entrance door allows access to the entrance hall. With Cloakroom/WC off and internal door to the living room

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC, wash basin and a tiled splashback above

#### LIVING ROOM

15'0" + Bay x 12'2" (4.57 + Bay x 3.71)  
A spacious bay fronted reception room with laminated wood flooring and internal door to:

#### INNER HALL

With a staircase leading to the first floor

## DINING KITCHEN

10'9" x 15'6" (3.28 x 4.72)

The fitted kitchen comprises a comprehensive range of wall and base units mounted with complementing work surfaces, matching upstands and a tiled surround. A stainless steel sink unit with mixer tap is in addition to an integrated oven, hob and extractor hood. There is space and plumbing for both an automatic washing machine and dishwasher. Ample space is available for dining table, a window and French doors are to the rear elevation

## FIRST FLOOR

### LANDING

With access to the accommodation at first floor level and having a built in storage cupboard

### BEDROOM 1

9'5" x 10'8" (2.87 x 3.25)

A double bedroom with two windows to the rear elevation. En-Suite facilities are off

### EN-SUITE

Fitted with a three piece white suite comprising WC, pedestal wash basin and glazed shower enclosure with tiling. A window is to the side elevation

### BEDROOM 2

9'11" x 8'1" (3.02 x 2.46)

The second double bedroom has fitted wardrobes and a window to the front elevation

### BEDROOM 3

7'6" x 7'1" (2.29 x 2.16)

With a window to the front elevation

### BATHROOM

Fitted with a three piece white suite comprising WC, pedestal wash basin and panelled bath. There are

tiled surrounds above the bath and wash basin, a heated towel rail and a window to the side elevation

## OUTSIDE

### FRONT

The front of the property has a driveway giving off street parking for two cars

### REAR

The rear garden enjoys a southerly aspect with a lawn, patio, decking and timber fencing

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames

COUNCIL TAX - Council Tax Band - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## VIEWING

Strictly by appointment with the sole agents

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.



We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENT NOTES

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### CONTINUED

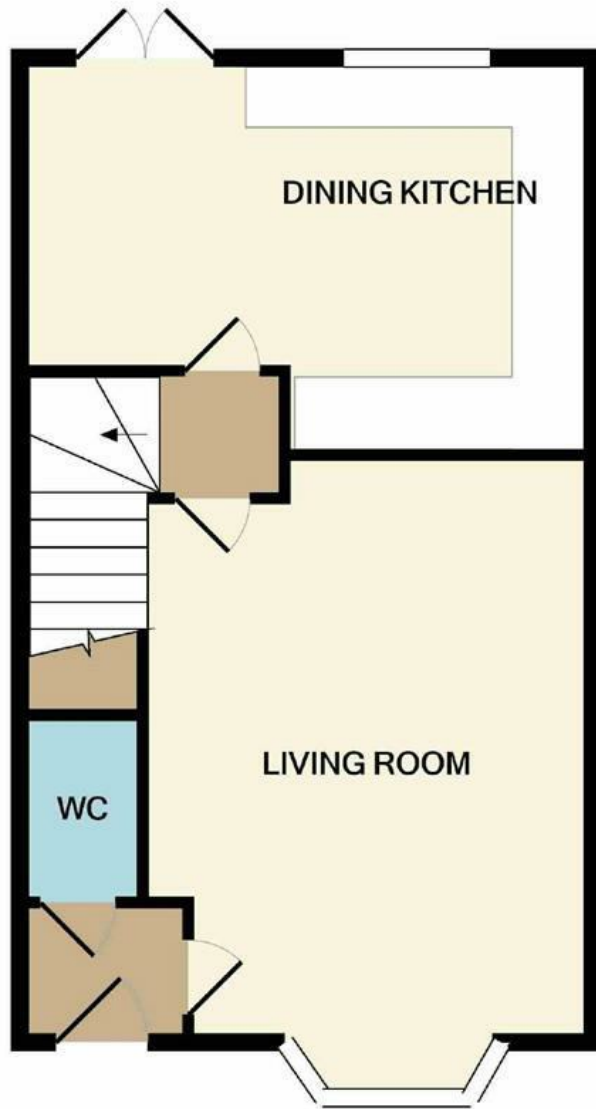
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100

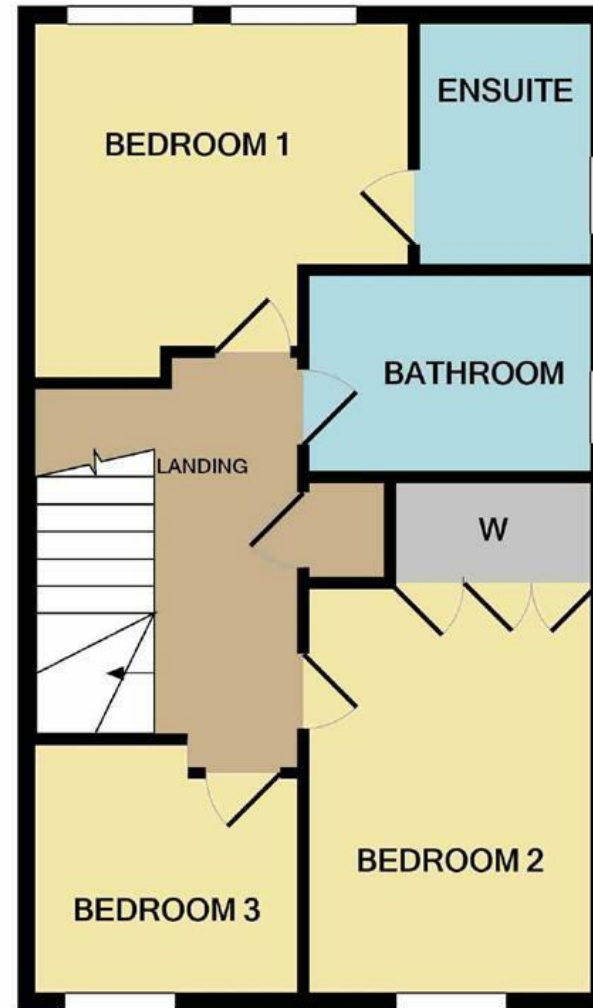








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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