



## 15 Charnwood Close, Kingswood, East Yorkshire, HU7 3HH

- Sought after location
- Gas central heating
- Lounge and kitchen
- First floor bathroom
- Garden to the rear
- Three bedroom semi detached
- uPVC double glazing
- uPVC DG Conservatory
- Ample off road parking
- NO CHAIN INVOLVED

**Price £139,500**



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# 15 Charnwood Close, Kingswood, East Yorkshire, HU7 3HH

7 Days Public Notice 25/02/2021

15 Charnwood Close , Kingswood, East Yorkshire HU7 3HH40

We advise that an offer has been made for the above property in the sum of 130,000.

Any persons wishing to increase on this offer should notify Leonards of their best offer prior the 4th March 2021

01482 375212 Leonards, 512 Holderness Road, HU9 3DS, Hull

SOUGHT AFTER LOCATION++POPULAR KINGSWOOD  
DEVELOPMENT++OFFERED WITH VACANT POSSESSION++

Benefiting from NO CHAIN INVOLVED is this modern three bedroom semi detached. With gas central heating and uPVC double glazing and accommodation including an entrance hall, kitchen, cloakroom, lounge and uPVC double glazed conservatory to the ground floor. To the first floor are three bedrooms and a bathroom. Off road parking to the front, side secure parking via double gates and a garden to the rear with raised decking area. VIEW NOW.

## Location

Located off Blackwater Way, Kingswood a well established and popular residential location to the north side of the City. Well served by local facilities and amenities.

## Ground Floor

### Entrance

Enter via the main door into the entrance hall,

### Entrance Hall

Stairs leading to the first floor accommodation. Doors leading into the kitchen and lounge. Single radiator. Further door into the ground floor cloakroom.

### Kitchen

12'3 x 7'5 (3.73m x 2.26m)

A uPVC double glazed window to the front aspect. Fitted with a range of base, wall and drawer units with contrasting work surfaces. Gas hob with extractor hood. Stainless steel sink unit with mixer tap. Wall mounted gas boiler. Space for a fridge freezer. Double radiator. Plumbing for an automatic washing machine.

### Cloakroom

4'7 x 2'7 (1.40m x 0.79m)

Wash hand basin and low level flush WC. Single radiator.

### Lounge

13'6 max x 12'7 max (4.11m max x 3.84m max)

"L" shaped. A uPVC double glazed window to the rear aspect, Double glazed patio door leading into the conservatory. Double radiator. TV aerial. Coving to the ceiling.

### Conservatory

12'2 x 11'6 (3.71m x 3.51m)

The conservatory is uPVC double glazed with laminate flooring and a double radiator. A uPVC double glazed door with uPVC double glazed sidelights. Power supply and lighting.

### First Floor Landing

Door leading into all rooms. Carpeted. Airing cupboard. Loft hatch.

### Bedroom One

13'5 max x 9'3 (4.09m max x 2.82m)

Two uPVC double glazed windows to the front aspect. Carpeted. Single radiator. TV aerial.

### Bedroom Two

10'2 x 6'3 (3.10m x 1.91m)

A uPVC double glazed window to the rear aspect. Carpeted. Single radiator.



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### Bedroom Three

7'3 x 7'1 (2.21m x 2.16m)

A uPVC double glazed window to the rear aspect. Single radiator. Telephone point.

### Bathroom

7'5 x 5'4 (2.26m x 1.63m)

A uPVC double glazed window to the side aspect. with opaque glass. Double radiator. Pedestal wash basin, panel bath with electric shower and low level flush WC. Tiled splash backs. Vent.

### External

Brick tiled to the front enabling off road parking. Double side gates also provides secure parking. To the rear there is a raised decking area with grey stones and a wooden shed. Fencing to the surrounds.

### Services

The mains services of water, gas, electric and drainage are connected. The property has a gas boiler providing gas central heating and a cylinder tank for the hot water.

### Outgoings

From internet enquiries with the valuation Office website the property has been placed in Band B for Council Tax purposes, Local Authority Reference Number: 00270013001502. Prospective purchasers should check this information before making any commitment to purchase the property.

### Energy Performance Certificate

The current energy rating on the property is D(68).

### Viewings

Strictly by appointment with the Sole Agents on (01482) 375212.

### Free Valuation/Market Appraisal

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property, we have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently been marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

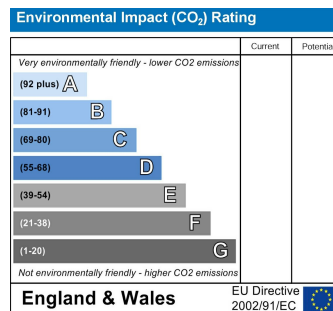
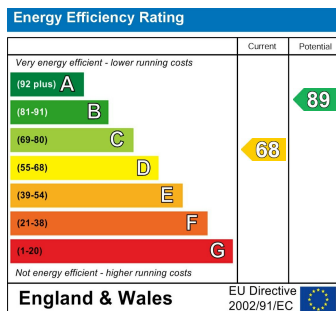
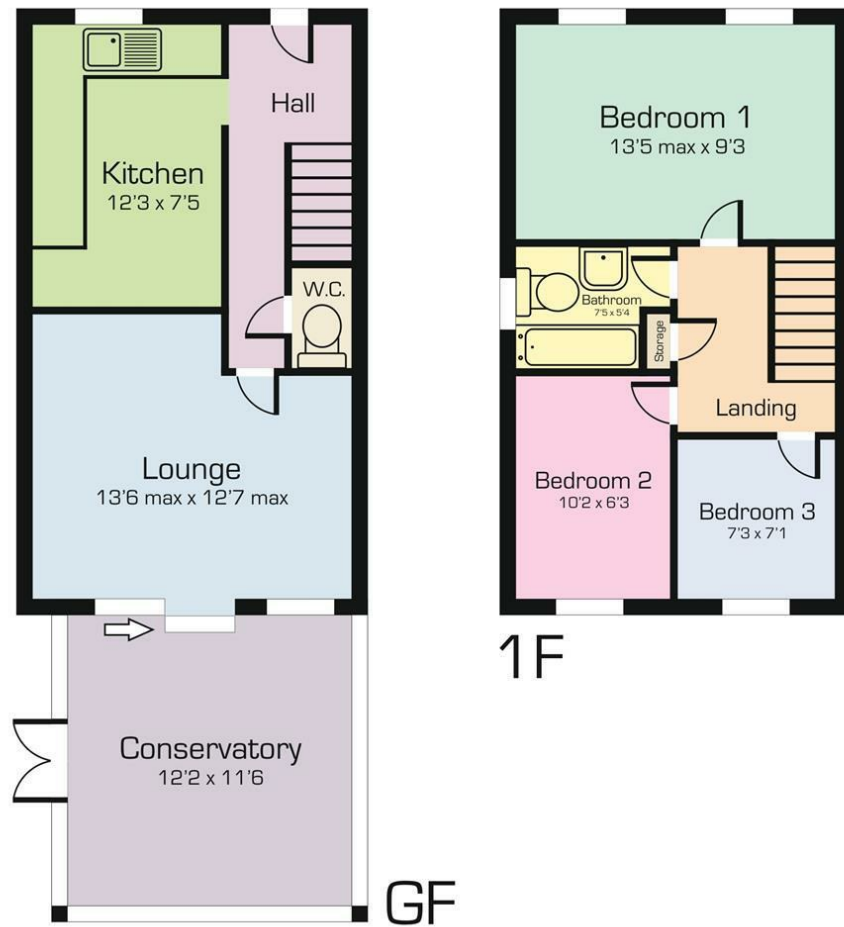


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