



7 Ravensbury Park, Hull

Price **£225,000**

A RARELY AVAILABLE DESIGN LAID OUT OVER THREE FLOORS and located on the ever popular KINGSWOOD development, just a stroll away from the EXCELLENT SHOPS, BARS, RESTAURANTS, BOWLING ALLEY AND CINEMA. The SEMI DETACHED accommodation represents fabulous VERSATILE family living and boasts a lovely SUN BALCONY to the first floor and also CONSERVATORY. With much demand expected, further enquiries in order to view are encouraged



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Entrance hall

With a staircase off, a radiator, tiled floor and a utility area which is plumbed for an automatic washing machine

Cloak room

Having a dual flush low level WC, a wash hand basin and a radiator.

Study / Bedroom 2.40 x 2.00 (7'10" x 6'7")

Window to the front aspect, laminate flooring and a radiator.

Kitchen 3.10 x 3.10 (10'2" x 10'2")

A range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset stainless steel sink unit with monobloc tap. Built in storage cupboard and integrated appliances include a dish washer, an electric oven and grill, six ring gas hob and a stainless steel over head extractor canopy. Opens to;

Day Room 4.15 x 3.10 (13'7" x 10'2")

With attractive laminate flooring and a radiator. A square bay with French Doors and screens give access to;

Conservatory 3.96 x 3.00 (13'0" x 9'10")

Providing versatility as an extra reception room and having a tiled floor and French Doors giving access to the rear garden.

First Floor Landing

Useful storage cupboard and a radiator.

Lounge 4.20 x 4.40 (13'9" x 14'5")

Currently used as a bedroom by the present owners, having a radiator, tv point and French Doors giving access to;

Sun Balcony

A lovely feature to the rear of the property and perfect for an "AL FRESCO" breakfast.

Bedroom 3.60 x 2.54 (11'10" x 8'4")

Windows to the front aspect and a radiator.

En Suite

A plumbed shower unit within an independent enclosure. Wash hand basin, a low level wc and there is a heated towel rail.

Second Floor Landing

Giving access to;

Bedroom 4.15 x 3.38 (13'7" x 11'1")

Window to the rear aspect and a radiator.

Bathroom

A white suite to comprise panelled bath, wash hand basin and a low level WC. There are spotlights to the ceiling, a tall chrome heated towel rail, partially tiled walls and a plumbed shower unit over the bath and a shower screen to the bath side.

Bedroom 4.15 x 3.38 (13'7" x 11'1")



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Window to the front aspect, a "Velux" style window also to the front aspect and a radiator.

Gardens

To the front of the property is a garden laid to artificial lawn and to the rear a garden laid mainly to lawn with a pa

Attached Garage

Accessible via a side driveway with an up and over vehicular door and a rear personnel door to the rear garden

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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