



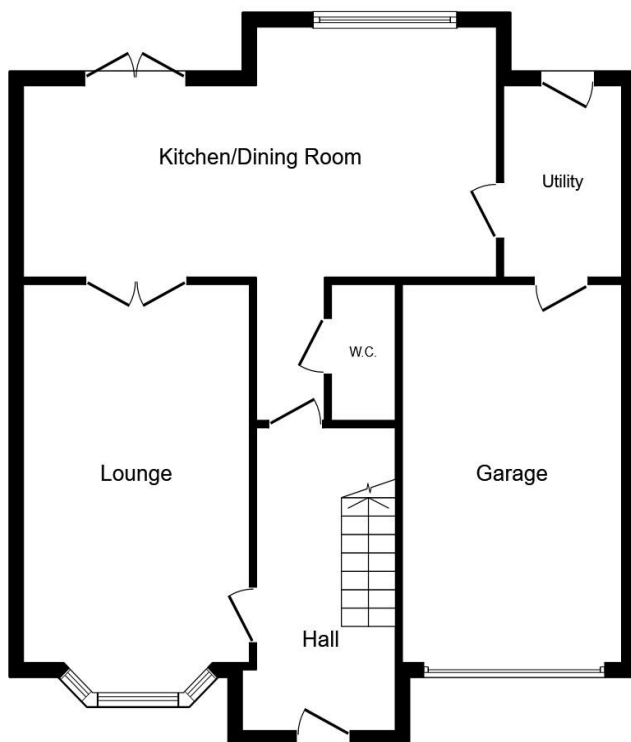
Kensington Avenue, Kingswood, Hull, HU7 3AF

Welcome to

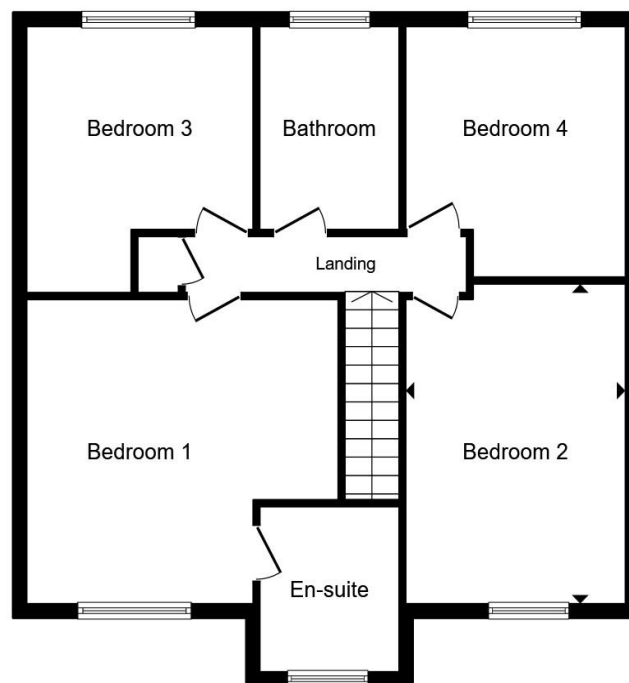
Kensington Avenue, Kingswood, Hull

William H Brown are delighted to market this stunning four-bedroom detached home on Kingswood. Featuring a spacious bay-fronted lounge, stylish open-plan kitchen/diner with utility and WC, four generous bedrooms, en-suite, family bathroom, garage, parking and a large rear garden. Viewings advised!





Ground Floor



First Floor

Total floor area 154.2 m² (1,660 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Lounge

17' 10" max x 10' 11" max (5.44m max x 3.33m max)

Kitchen

22' 11" max x 11' 10" max (6.99m max x 3.61m max)

Utility Room

8' 10" max x 8' 10" max (2.69m max x 2.69m max)

WC

5' 9" max x 2' 9" max (1.75m max x 0.84m max)

Landing

Bedroom 1

14' 5" max x 13' 4" max (4.39m max x 4.06m max)

En Suite

7' 9" max x 6' 5" max (2.36m max x 1.96m max)

Bedroom 2

15' 5" max x 11' 2" max (4.70m max x 3.40m max)

Bedroom 3

13' 9" max x 10' 10" max (4.19m max x 3.30m max)

Bedroom 4

11' 6" max x 10' 8" max (3.51m max x 3.25m max)

Bathroom

6' 10" max x 4' 8" max (2.08m max x 1.42m max)

Agent's Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to

Kensington Avenue, Kingswood Hull

- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF-STREET PARKING
- WC, EN SUITE AND FAMILY BATHROOM
- GREAT LOCATION

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£330,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123949



Property Ref:
HDR123949 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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