



22 Noseley Way

, Kingswood, HU7 3JT

Guide price £250,000



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Ground Floor

Entrance Hallway

A welcoming entrance into this lovely family home via UPVC double glazed door to the front. With fixed staircase to the first floor level, under stairs cupboard and radiator.

WC

With UPVC double glazed window to the front. Fitted with a low level WC and hand wash basin, with tiling to splashback areas and radiator.

Lounge

13'11" x 9'11" (4.26m x 3.03m)

With UPVC double glazed box bay window to the front, wall mounted fireplace, carpet flooring and radiator.

Dining/Family Room

16'5" x 10'0" (5.01m x 3.05m)

An excellent multifunctional social space, with laminate flooring and radiator.

Kitchen

16'3" x 8'10" (4.97m x 2.71m)

With two UPVC double glazed windows to the rear and UPVC double glazed door to the garden. The kitchen is fitted with a range of modern base and wall mounted units, granite worksurfaces with matching upstands, inset sink unit, inset hob with extractor above and electric oven below. With laminate flooring and radiator.

Utility

8'11" x 7'10" (2.73m x 2.39m)

With UPVC double glazed window to the side. With

wall mounted units, laminated worksurface, 2nd built in electric oven - great for big social events and gatherings, plumbing for washing machine and additional appliances.

Conservatory

13'9" x 11'1" (4.20m x 3.40m)

With UPVC windows to the sides and rear, French doors opening to the side, directly to the garden and blinds on the ceiling to block out direct sunlight.

First Floor

Central Landing

Providing access to four well proportioned bedrooms and the house bathroom.

Bedroom One

16'11" x 10'7" (5.16m x 3.24m)

A spacious master bedroom with UPVC double glazed window to the front, fitted wardrobes for storage, carpet flooring and radiator.

En-Suite

9'6" x 4'11" (2.92m x 1.52m)

With UPVC double glazed window to the front. Fitted with a three-piece suite in white, comprising, enclosed shower cubicle, low level WC, sink set upon vanity unit with storage, chrome effect heated towel rail and built in store cupboard.

Bedroom Two

14'6" x 10'6" (4.42m x 3.22m)

A further double bedroom to the front with UPVC double glazed window to the front, built in wardrobes, carpet flooring and radiator.

Tel: 01482 322411

Bedroom Three

11'3" x 10'0" (3.44m x 3.05m)

To the rear with UPVC double glazed window, fitted wardrobes, carpet flooring and radiator.

Bedroom Four

8'1" x 7'6" (2.47m x 2.31m)

Also to the rear with UPVC double glazed window, carpet flooring and radiator.

Family Bathroom

6'10" x 5'6" (2.09m x 1.68m)

With UPVC double glazed window to the rear. A modern three-piece suite with 'P' shaped bath with thermostatic shower over, low level WC with concealed cistern and sink set within vanity unit with storage. With extensive tiling to the walls and chrome heated towel rail.

Outside

Externally, there are gardens to the front and rear, with silver award from Yorkshire Wildlife Trust. With colourful planted borders and flower beds and mainly led to lawn. To the front is a driveway for multiple vehicles, a garage/ store with outward opening doors, a further shed/ summerhouse and workshop with

lighting and power.

To the rear the garden is enclosed, with patio area for seating and a further summerhouse with power, a great space for outdoor entertaining. The fence to the side has a secure gate providing access to the park at the side of the property.

Council Tax

We have been advised the property is council tax band D, payable to Hull City Council.

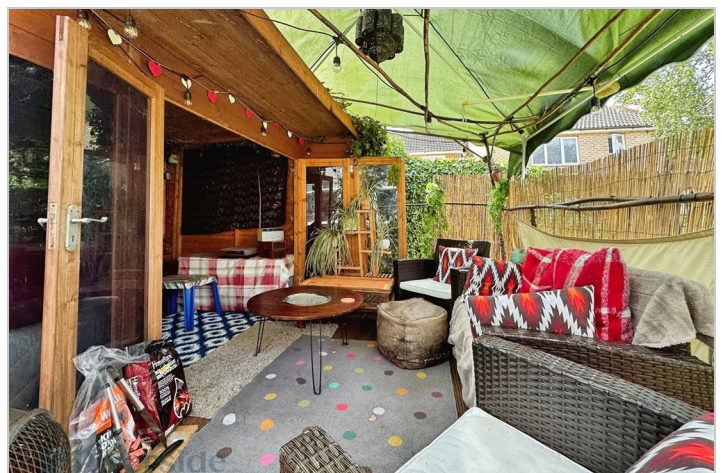
ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



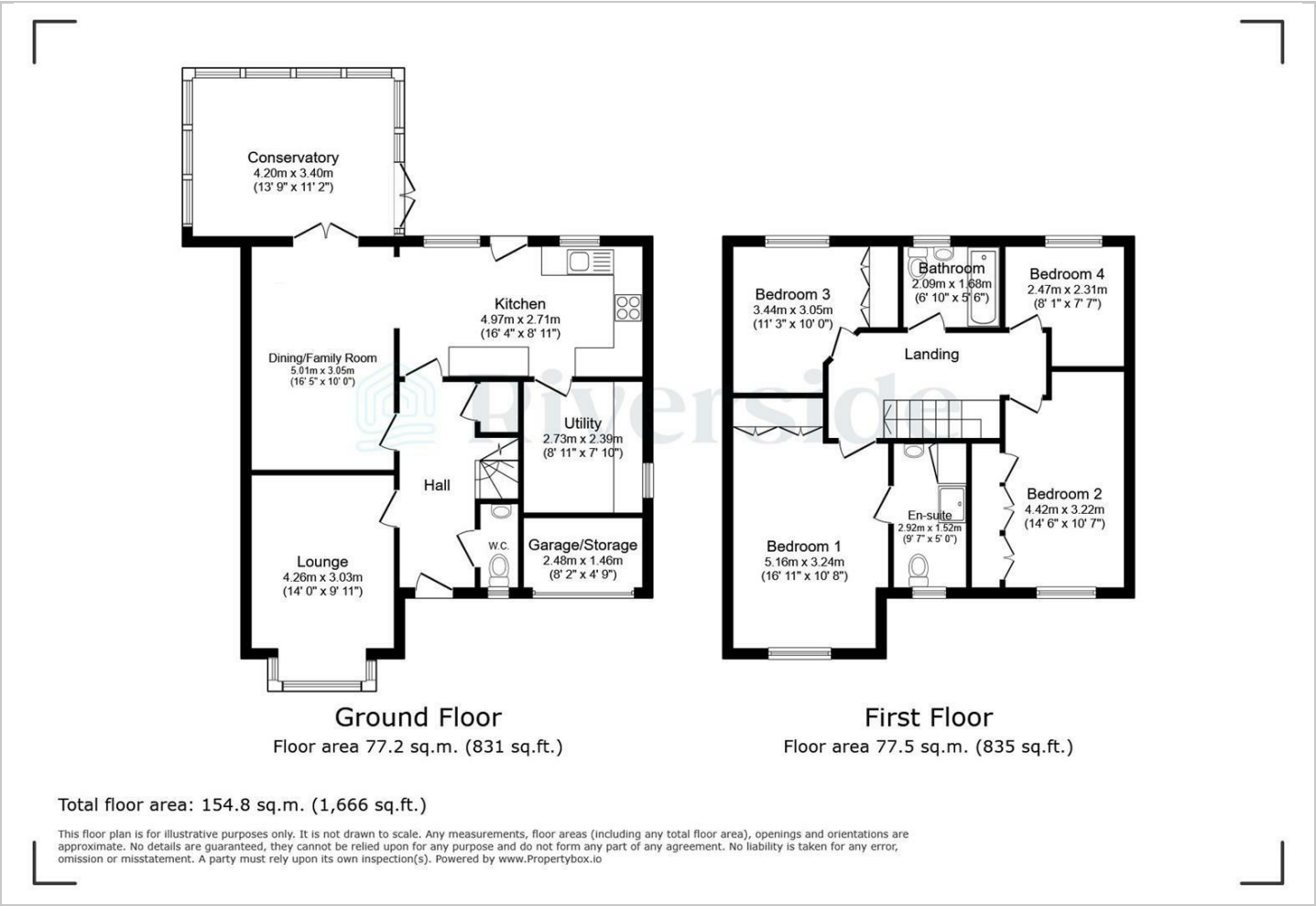
Hybrid Map



Terrain Map



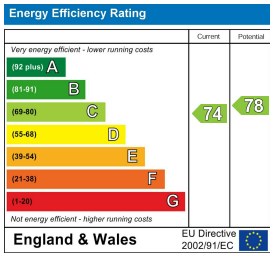
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.