



22 Kingsley Avenue, Hull, HU9 3HL



- Well presented and extended
- Three bedroom semi, GCH

- Lounge and dining room
- Fitted kitchen, downstairs WC

- Bathroom, uPVC DG
- Off road parking

WELL PRESENTED EXTENDED THREE BEDROOM SEMI-POPULAR LOCATION-GAS CENTRAL HEATING-UPVC DOUBLE GLAZING- TWO RECEPTION ROOMS-NO CHAIN INVOLVED- MUST BE VIEWED.

Offered with no chain involved is this three bedroom semi detached, located off the popular Holderness Road. With gas central heating and uPVC double glazing and accommodation comprising of an entrance porch and hall, lounge, dining room, fitted kitchen and downstairs WC. Three bedrooms to the first floor and a bathroom. Off road parking to the front, shared drive, garage and lawn garden to the rear.

Price £135,000



Location	The property is ideally positioned off Holderness Road which offers a vast array of shopping facilities, public transportation. At East Park and the renovated Woodford Leisure Centre are close by.
Ground Floor	
Entrance	Enter via uPVC double glazed French doors into the porch.
Entrance Porch	Two uPVC double glazed sidelights. Tiled flooring. A uPVC double glazed door leading into the hallway.
Entrance Hall	Stairs to first floor accommodation. Doors leading into the kitchen and dining room. Telephone point. Double radiator. Under stairs meter cupboard.
Dining Room 3.89m x 3.25m (12'9 x 10'8)	Adam style fire place with electric fire and marble back plate and hearth. Opening into the lounge. There are uPVC double glazed patio doors to the rear aspect. Double radiator.
Lounge 3.58m x 3.40m plus bay (11'9 x 11'2 plus bay)	A uPVC double glazed bay window to the front aspect. Double radiator. TV aerial.
Kitchen 5.89m x 2.08m (19'4 x 6'10)	One uPVC double glazed window to the side and two uPVC double glazed windows to the other side. Fitted with a good range of white base, wall and drawer units with contrasting work surfaces. Stainless steel One and half sink unit with mixer tap. Electric oven and hob. Double radiator. Space for fridge / freezer and plumbing for automatic washing machine. Heated towel radiator. Door leading into WC. Tiled splash backs. A uPVC double glazed door leading outside.
WC	A uPVC double glazed window to the rear aspect. Low level flush WC. Heated towel radiator.
First Floor / Landing	A uPVC double glazed window to the side aspect. Loft hatch. Doors leading into three bedrooms and bathroom.
Bedroom One 4.11m x 2.87m (13'6 x 9'5)	A uPVC bay window to the front aspect. Fitted wardrobes and over head storage facilities and bedside tables. Single radiator.
Bedroom Two 3.91m x 2.64m (12'10 x 8'8)	A uPVC double glazed window to the rear aspect. Single radiator. Fitted wardrobes.
Bedroom Three 2.29m x 2.08m (7'6 x 6'10)	A uPVC double glazed window to the front aspect. Single radiator.
Bathroom 2.16m x 2.08m (7'1 x 6'10)	A uPVC double glazed window to the rear aspect. Comprising of a pedestal wash hand basin with single taps, panel bath with mixer tap and shower fitment and low level flush WC. Single radiator. Fully tiled walls.
External	To the front there is off road parking, and a shared drive leading down to the garage. To the rear there is a lawn garden with fencing to the surrounds.
Services	The mains services of water, gas, drainage and electric are connected.
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:00230186002208. Prospective purchasers should check this information before making any commitment to purchase the property.
Energy Performance Certificate	We are currently awaiting the energy rating on the property.
Viewings	Strictly by appointment with the Sole Agent on (01482) 375212/330777.
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.*
Agents Notes	These are draft particulars only and not approved by the seller.





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