



Selset Way, Kingswood, Hull
£290,000

4 bedroom detached house for sale | Freehold

A stunning four bedroom detached home situated on a peaceful cul-de-sac, overlooking open green spaces. This family-ready property offers large kitchen with separate utility, a ground-floor WC, en-suite primary bedroom, a lovely spacious rear garden, and the convenience of a private drive with garage parking. Move-in condition and chain-free, it's an ideal opportunity for any growing family looking for their next home.

Come and view, you won't be disappointed! This stunning home is ready to move in, we are delighted to offer the property with no chain involved. Kingswood is positioned close to a wealth of amenities, shopping, restaurants and entertainment all walking distance. The house has recently been renovated and updated by the current owners to offer a hassle free move, with no need for decorating. The open views to the front allow peace of mind for your little ones to play and a peaceful nights sleep. There is a driveway and garage to accommodate the family cars and a spacious rear garden for entertaining family and friends.

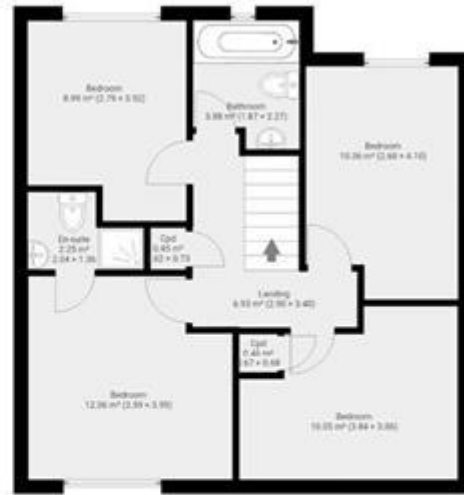
Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



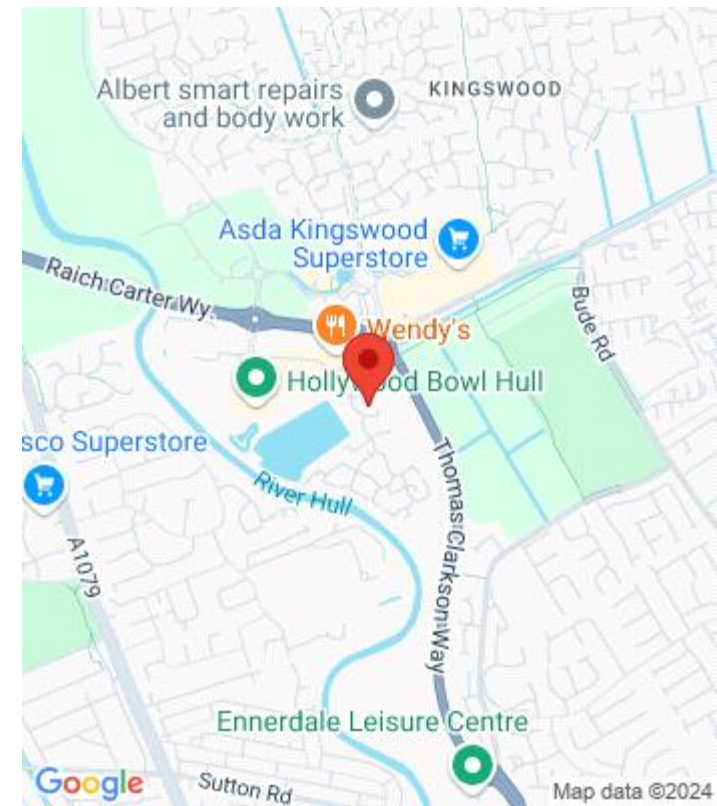
Ground Floor Gross Internal Floor Area - 59.25m2



First Floor Gross Internal Floor Area - 55.39m2

55 Selset Way, Hull, HU7 3DE

Approx Gross Internal Floor Area. 114.64m2 / 1234 sq ft



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			
		70	80
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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