



SYMONDS + GREENHAM

Estate and Letting Agents



12 Salcey Close, Hull, East Yorkshire HU7 3HQ **£235,000**

FANTASTIC DETACHED HOME - POPULAR KINGSWOOD LOCATION - LARGE KITCHEN/DINER

Nestled on Salcey Close in the heart of Kingswood, this four-bedroom detached property offers the perfect blend of modern living and convenience. Located in close proximity to a bustling retail park, shops, supermarkets, cafes, bars, and restaurants, it provides easy access to all your daily needs. As you step inside, you'll be greeted by a spacious lounge that invites you to relax and unwind. The large kitchen diner is perfect for culinary enthusiasts and family gatherings. An integral garage adds to the property's practicality.

Upstairs, four well-appointed bedrooms ensure that everyone has their own private space. The main bedroom boasts the luxury of an ensuite bathroom, adding a touch of elegance to your daily routine. A family bathroom completes the second floor. Outside, the property offers ample parking space for multiple vehicles in the front driveway. The rear garden, currently sectioned off with a fence, provides a paved outdoor area for various outdoor activities and potential landscaping. In summary, this four-bedroom detached property on Salcey Close, Kingswood, is a testament to comfortable and contemporary living. Its prime location, spacious interior, and practical features make it an enticing prospect for those seeking a modern family home. Don't miss the opportunity to make this property your own—convenience and style await you.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

10'18 x 16'57 max (3.05m x 4.88m max)

A fantastic family room with lots of natural light.



KITCHEN

26'29 x 9'66 max (7.92m x 2.74m max)

With a range of eye level and base level units and complimenting work surfaces, a stainless steel sink and drainer unit, an integrated oven with an integrated hob and overhead extractor fan, space for under counter fridge, space for an under counter freezer, plumbing for a washing machine, plumbing for a dishwasher,



GARAGE

16'67 x 8'27 (4.88m x 2.44m)

A brilliant garage space.

WC

With a low level WC and a hand basin.



FIRST FLOOR

BEDROOM 1

10'21 x 11'83 max (3.05m x 3.35m max)

A brilliant main bedroom with ensuite access.



ENSUITE

With a low level WC, a hand basin and a walk in shower.



BEDROOM 2

10'07 x 8'07 max (3.23m x 2.62m max)

Another fantastic bedroom.



BEDROOM 3

9'09 x 7'96 max (2.97m x 2.13m max)

Currently used as an office.



BEDROOM 4

8'72 x 7'99 max (2.44m x 2.13m max)

Also currently used as an office but space for a bedroom.



BATHROOM

With a low level WC, a hand basin and a panelled bath with an overhead shower attachment.



OUTSIDE

The property benefits from parking for multiple vehicles to the front and a paved garden to the rear, part of the garden being fenced off for currently for dogs.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold.

COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band D.

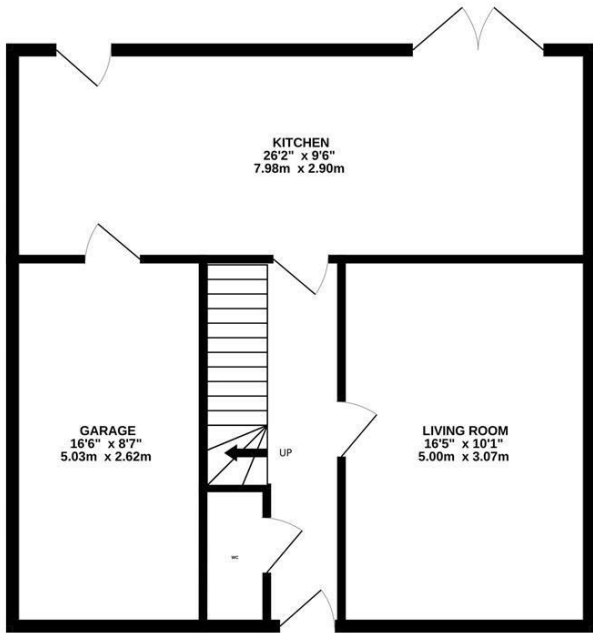
DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

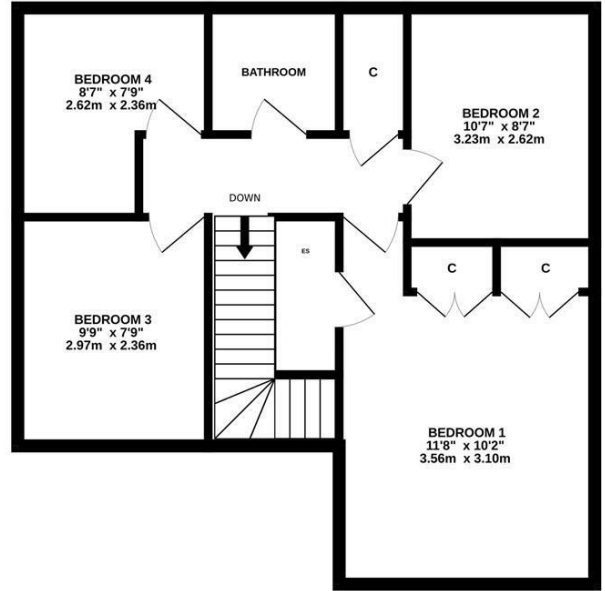
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) 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 plus) 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