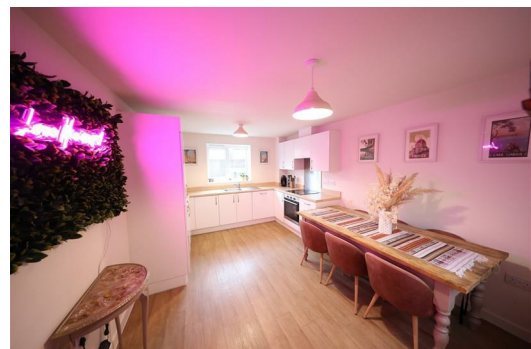




SYMONDS + GREENHAM

Estate and Letting Agents



2 Joe Tasker Way, Hull, HU7 3LN Offers over £220,000

THREE BED DETACHED HOME - ONLY 5 YEARS OLD AND UNDER NEW BUILD WARRANTY - HUGE REAR GARDEN - OFF STREET PARKING - EN SUITE TO THE MASTER AND FAMILY BATHROOM

Step into contemporary bliss with this vibrant three-bedroom detached home on Kingswood in Hull—a mere five years young and brimming with allure and enjoy the peace of mind that comes with a new build warranty. Outside, a sprawling rear garden and a side drive beckon, offering not just space but a lifestyle. Perfect for first-time buyers or a growing family, the three ample bedrooms upstairs, including a master with ensuite, promise comfort and style. Downstairs, a spacious reception room and a chic kitchen diner create an atmosphere of modern luxury. Convenience meets flair with the added bonus of a downstairs WC, making this property a thrilling find for those seeking the perfect blend of excitement and functionality in their new home.

DON'T MISS OUT....BOOK YOUR VIEWING TODAY!

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor

LOUNGE

16'4 max x 11'5 max (4.98m max x 3.48m max)

An excellent sized reception room with under-stairs storage cupboard and French doors to the rear garden



KITCHEN DINER

15'6 max x 10'5 max (4.72m max x 3.18m max)

with a range of eye level and base level units with complementing work surfaces, integrated fridge freezer, integrated dishwasher, stainless steel sink and drainer unit, induction hob with overhead extractor fan



DOWNSTAIRS WC

A convenient downstairs wC with low level WC and pedestal hand basin



FIRST FLOOR

LANDING



BEDROOM ONE

13'6 max x 9'3 max (4.11m max x 2.82m max)

An excellent-sized double bedroom with space for fitted wardrobes and ensuite shower room



ENSUITE

with low level WC, pedestal hand basin, shower cubicle with overhead shower attachment and tiles to splashback areas



BEDROOM TWO

11'5 max x 9'1 max (3.48m max x 2.77m max)

A second good sized double bedroom



BEDROOM THREE

8'5 max x 7'1 max (2.57m max x 2.16m max)

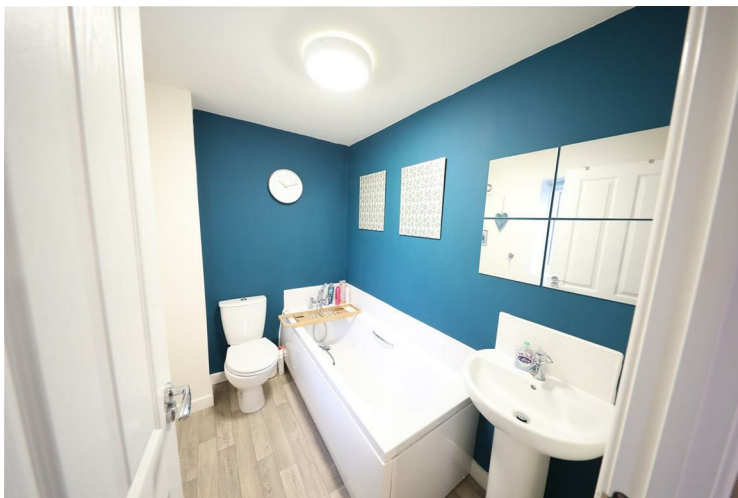
Currently used as a walk in wardrobe



BATHROOM

7'4 max x 5'2 max (2.24m max x 1.57m max)

With low-level WC, pedestal handbasin, panel bath with overhead shower attachment and tiles to splashback areas



OUTSIDE

The huge rear garden is quite the Sun trap. It is laid mainly to artificial lawn and enclosed by timber fencing with a raised decking seating area ideal for relaxing or entertaining guests in

the summer and a wooden shed for storage. The property benefits from the side drive providing off street parking

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

If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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

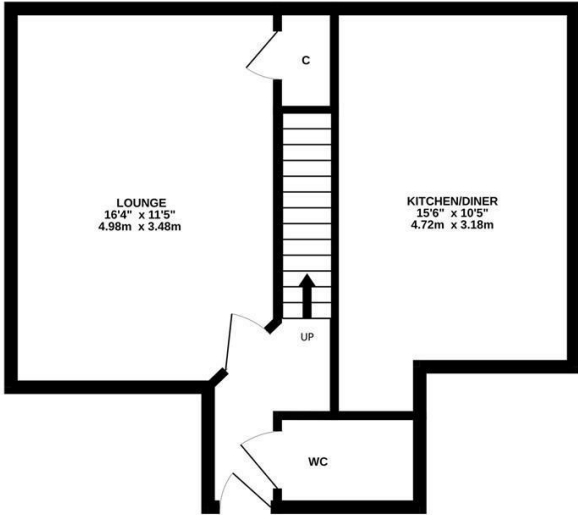
COUNCIL TAX BAND

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

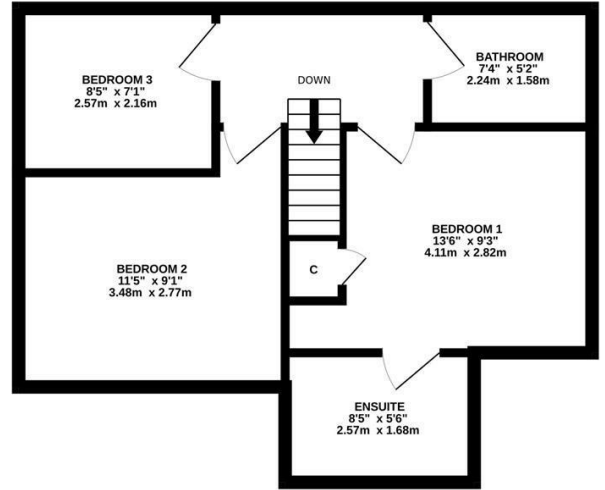
DISCLAIMER

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.

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.5 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	
(82 plus) A	95
(81-81) B	83
(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	
(02 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

