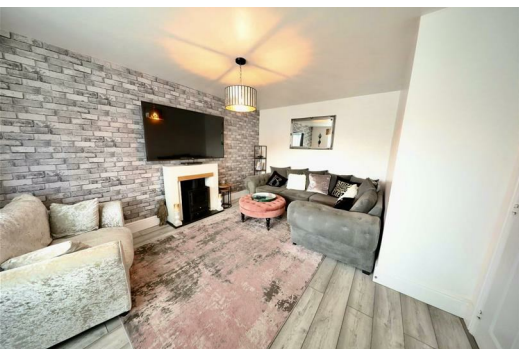




SYMONDS + GREENHAM

Estate and Letting Agents



5 Kensington Avenue, Hull, East Yorkshire HU7 3AF **Offers in excess of £340,000**

OUTSTANDING FIVE BED HOME - FINISHED TO A HIGH STANDARD - LARGE REAR GARDEN - POPULAR KINGSWOOD LOCATION

Symonds and Greenham are delighted to bring to the market this outstanding five bedroom family home. Situated on Kensington Avenue within the popular Kingswood development, this property is perfectly placed for amenities with shops, supermarkets, cafes, bars and restaurants all within close proximity as well as highly thought of schools and a retail park. Inside, this property has been finished to a high standard. You will find a lounge, a dining room, a kitchen/diner and a WC downstairs, with four generous bedrooms, a jack and jill ensuite and a family bathroom to the first floor and a large master room with an ensuite to the second floor. Outside, this property offers parking for multiple vehicles to the side, a large garage and a wonderful rear garden that is mainly laid to lawn. A perfect family home.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

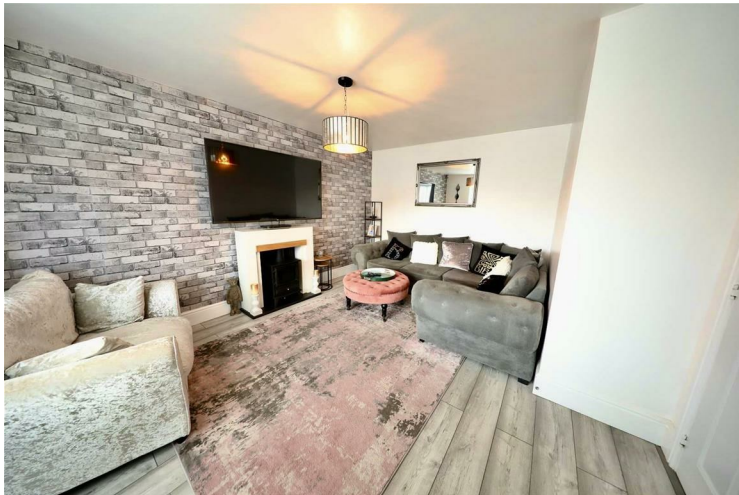
HALLWAY



LOUNGE

16'9 x 12'1 max (5.11m x 3.68m max)

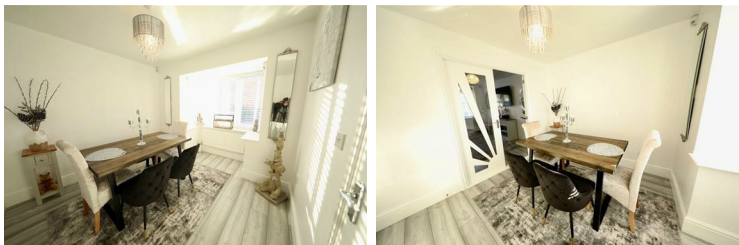
A fantastic lounge with excellent natural light.



SITTING ROOM

11'0 x 10'00 max (3.35m x 3.05m max)

Another excellent space that is currently used as a dining room.



LIVING/DINING/KITCHEN

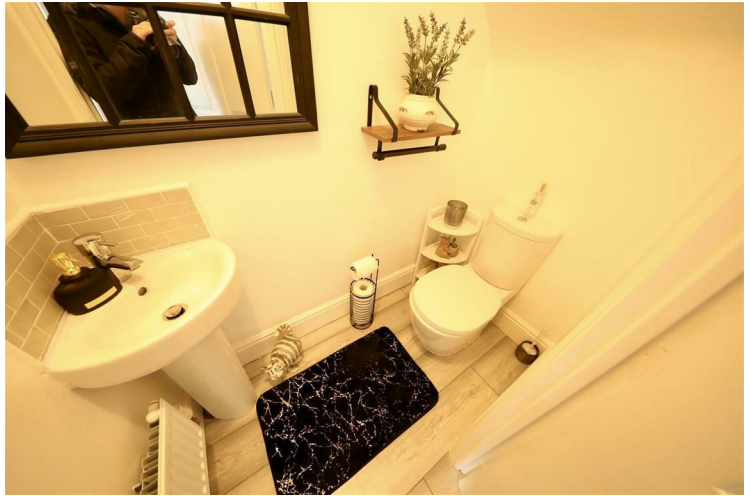
27'4 x 15'4 max (8.33m x 4.67m max)

With a range of eye level and base level units and complimenting work surfaces, an integrated double oven, an integrated fridge freezer, plumbing for a washing machine, sink and drainer unit and an integrated dishwasher.



WC

With a low level WC and a hand basin.



FIRST FLOOR

BEDROOM 1

14'5 x 10'0 max (4.39m x 3.05m max)

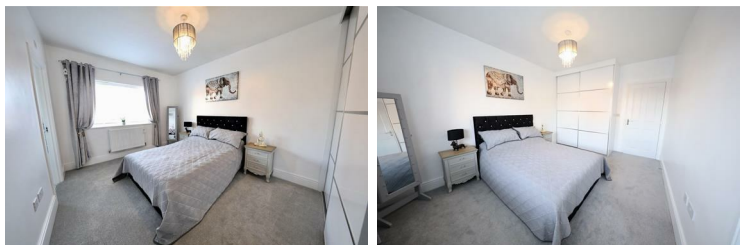
A brilliant bedroom with access to a jack and jill ensuite.



BEDROOM 2

11'5 x 10'1 max (3.48m x 3.07m max)

Another excellent bedroom with access to a jack and jill ensuite.



JACK AND JILL ENSUITE

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



MASTER BEDROOM SUITE

25'4 x 19'10 max (7.72m x 6.05m max)

A wonderful master suite with access to an ensuite.



ENSUITE

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

BEDROOM 3

9'5 x 9'2 max (2.87m x 2.79m max)



BEDROOM 4

9'7 x 9'0 max (2.92m x 2.74m max)



GARAGE

A brilliant, large garage that is versatile in what it can offer.



BATHROOM

With a low level WC, a hand basin and a panelled bath.



OUTSIDE

The property benefits from parking for multiple vehicles to the side, a garage and a brilliant rear garden that is mainly laid to lawn.

SECOND FLOOR



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

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

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.

COUNCIL TAX

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

TENURE

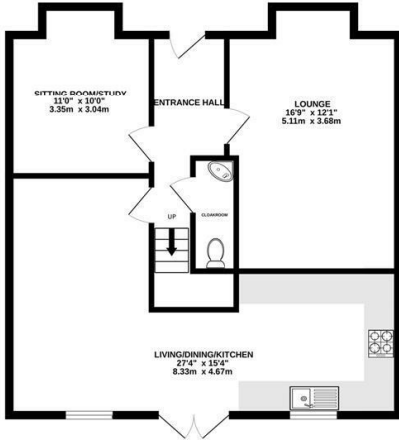
Symonds + Greenham have been informed that this property is Freehold

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

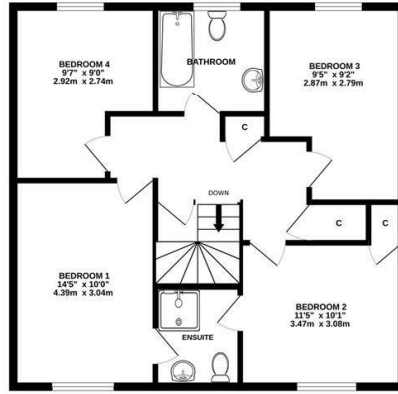
VIEWINGS

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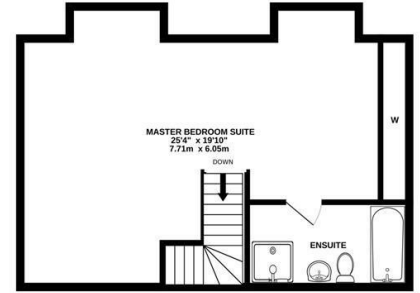
GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



2ND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 1823 sq.ft. (169.4 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
80	89

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

