



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **129 Grosvenor Road, Hull, HU7 3FF** **Asking price £180,000**

**STUNNING THREE BED HOME - POPULAR KINGSWOOD LOCATION - READY TO MOVE IN!**

This semi-detached home is located on the sought after development, Kingswood, home to well regarded schools and a host of local amenities including supermarkets, restaurants, retail outlets and a cinema. The property would be perfect for a family but could also be suitable for a first time buyer. The semi-detached home is well decorated throughout and internally boasts a living room, a modern kitchen/diner and a downstairs WC to the ground floor. The first floor is home to three bedrooms, with an ensuite shower room to the master, and a family bathroom. The front of the property benefits from two off-street parking spaces, while to the rear is a generous garden.

**DON'T MISS OUT ON THIS FANTASTIC HOME...BOOK YOUR VIEWING TODAY!!**



## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor

### LIVING ROOM

14'3 max x 12' max (4.34m max x 3.66m max)

with under-stairs cupboard



### KITCHEN/DINER

15'4 max x 8'9 max (4.67m max x 2.67m max)

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric cooker, gas, hob with overhead extractor fan, space for fridge-freezer, plumbing for washing machine, plumbing for dishwasher and French patio doors to rear garden



### DOWNSTAIRS WC

With a level WC and handbasin



## FIRST FLOOR

### BEDROOM 1

11'11 max x 9'7 max (3.63m max x 2.92m max)

with door to...



### ENSUITE SHOWER ROOM

With low-level WC, pedestal handbasin, shower cubicle with overhead shower, tiles to splashback areas



### BEDROOM 2

9'2 max x 7'6 max (2.79m max x 2.29m max)



### BEDROOM 3

7'6 max x 5'10 max (2.29m max x 1.78m max)



#### 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.

#### BATHROOM

With low-level WC, pedestal handbasin, panel bath, tiles to splashback areas



#### OUTSIDE

To the front of the property is a lawned garden and two off-street parking spaces.  
The rear garden is mainly laid with artificial grass.



#### CENTRAL HEATING

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

#### DOUBLE GLAZING

The property has the benefit of double glazing.

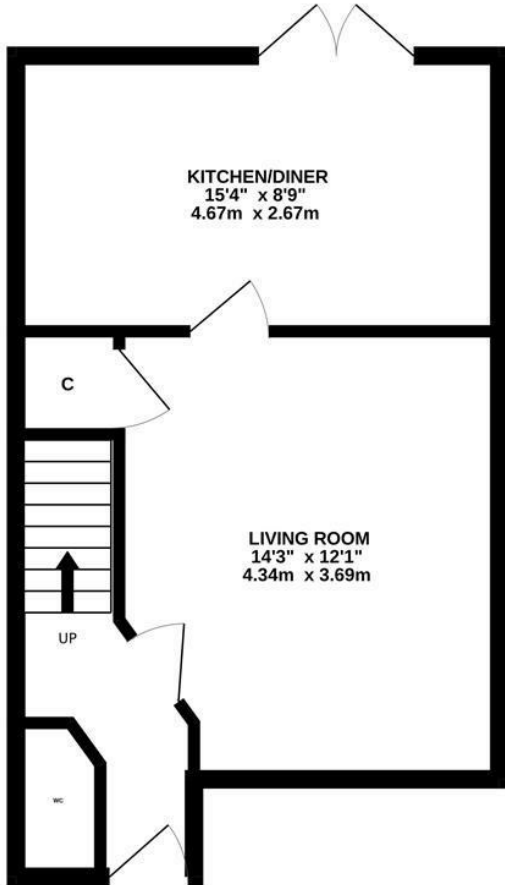
#### TENURE

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

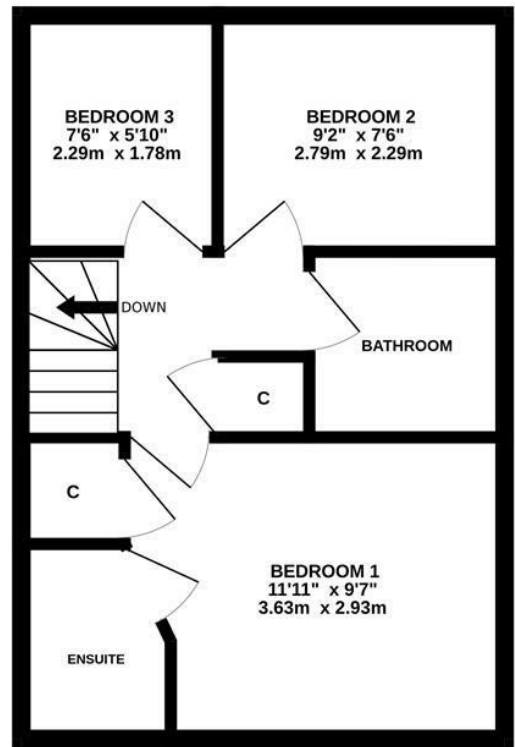
#### COUNCIL TAX BAND

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

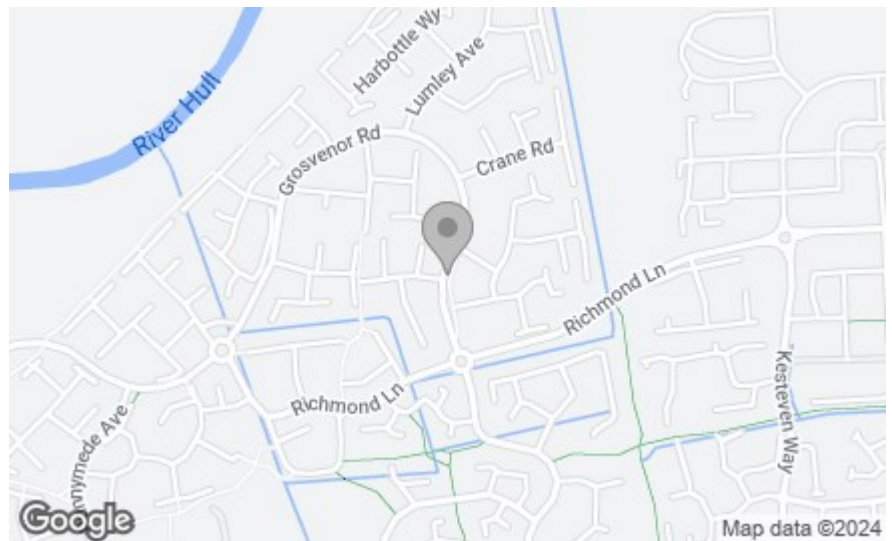
GROUND FLOOR



1ST FLOOR



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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC