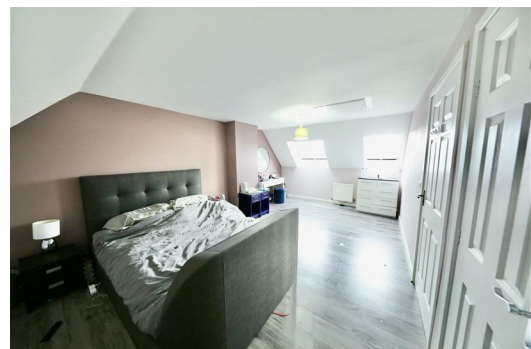




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **1 Acasta Way, Hull, HU9 5SE** **£175,000**

**STYLISH THREE BED TOWNHOUSE - IMMACULATE THROUGHOUT - DETACHED GARAGE AND DRIVE - GENEROUS REAR GARDEN - FAMILY BATHROOM AND ENSUITE**

Impeccably renovated, this modern property offers a tranquil living experience within a friendly neighbourhood. Featuring a bright and spacious living space, it's perfect for hosting guests. With three bedrooms, including an ensuite double bedroom, plus a roomy master bedroom with a private seating area, it offers a balance of comfort and style. Parking is hassle-free with a garage, driveway, and street parking. Conveniently located near Kingston upon Hull City Centre, it provides easy access to amenities. The sunny garden is ideal for alfresco dining and offers potential for expansion. Ample storage space adds to its appeal. Don't miss this opportunity for a modern, stylish, and comfortable home in a desirable location with abundant amenities nearby.

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



## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor



### LOUNGE

15'5 max x 12'11 max (4.70m max x 3.94m max )  
with French doors to the rear garden



### KITCHEN

9'10 max x 8'1 max (3.00m max x 2.46m max )  
with a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric oven, gas hob with overhead extractor fan, plumbing for washing machine and dishwasher and space for fridge freezer



### DOWNSTAIRS WC

with low level WC and pedestal hand basin

### FIRST FLOOR

### BEDROOM ONE

15'5 max x 10'4 max (4.70m max x 3.15m max )  
An excellent sized double bedroom with ensuite shower room



### ENSUITE

with vanity hand basin housing the low-level WC, shower cubicle with overhead shower attachment and tiles to splashback areas



## BEDROOM TWO

9'4 max x 8'3 max (2.84m max x 2.51m max )

An excellent sized double bedroom with walk in wardrobe



## BATHROOM

with vanity hand basin unit housing the low level WC, panelled bath with overhead shower attachment and tiles to splashback areas



## SECOND FLOOR

### BEDROOM THREE

19'0 max x 11'6 max (5.79m max x 3.51m max )



## OUTSIDE

The private sunny garden is another highlight of the property. It provides ample space for a conservatory or extension and is perfect for enjoying summer nights with alfresco dining.



## GARAGE AND PARKING

The property benefits from a detached single garage with drive providing off street parking and external storage space

## CENTRAL HEATING

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

## DOUBLE GLAZING

The property has the benefit of double glazing.

## COUNCIL TAX BAND

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

## 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.

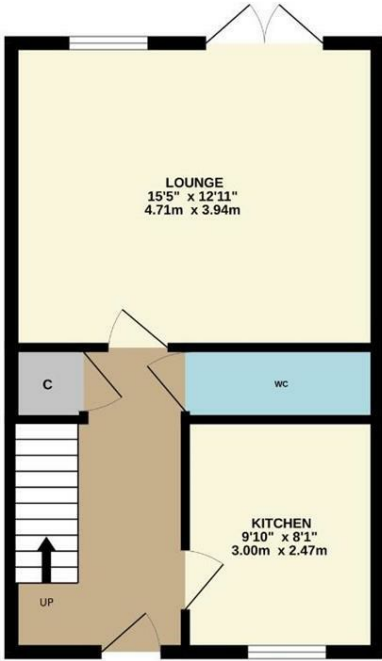
## VIEWINGS

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

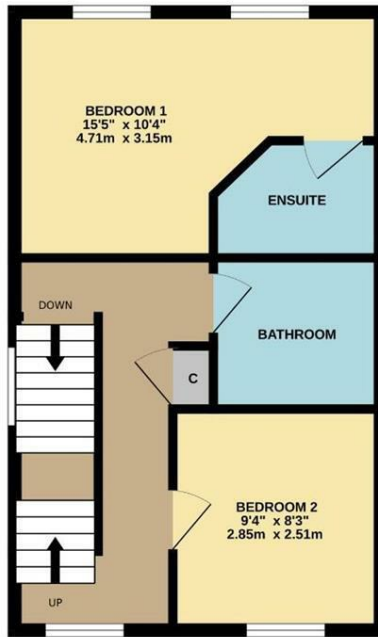
## DISCLAIMER

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.

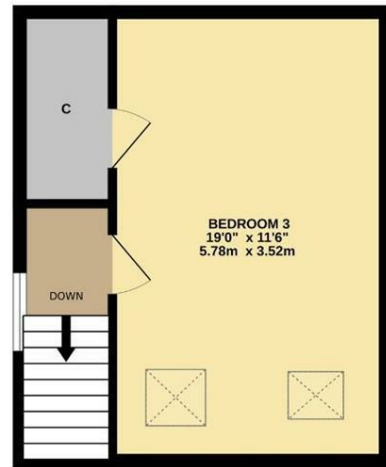
GROUND FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



2ND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.7 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			86
(81-81) B			
(69-80) C		74	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	