



SYMONDS + GREENHAM

Estate and Letting Agents



5 Bamburgh Park, Hull, HU7 3NT **Offers over £255,000**

OUTSTANDING THREE BED DETACHED HOME - POPULAR KINGSWOOD LOCATION - MODERN AND STYLISH THROUGHOUT - OFF STREET PARKING

Introducing this stunning 3-bedroom detached property on Bamburgh Park, Kingswood. Situated in close proximity to a wide range of amenities, including shops, supermarkets, retail parks, gyms, transport links, and well-regarded schools, this home offers convenience and a desirable lifestyle. As you step inside, you'll find a spacious lounge, providing a welcoming and comfortable space for relaxation and entertainment. The kitchen/diner is designed for both practicality and sociability, offering a central hub for meals and gatherings. A convenient WC completes the ground floor layout. Moving upstairs, you'll discover three generous bedrooms, offering ample space for residents and guests. The main bedroom features an ensuite for added privacy and convenience. Additionally, a well-appointed family bathroom serves the needs of the household. Outside, the property boasts parking space for multiple cars, ensuring convenience for residents and visitors alike. The lovely rear garden, mainly laid to lawn, provides a tranquil outdoor retreat for relaxation and recreation. In summary, this 3-bedroom detached property on Paddock Way presents an exceptional opportunity for comfortable and convenient living. Its close proximity to amenities, schools, and transport links makes it an ideal choice for families and professionals alike. With its spacious rooms, ensuite and dressing room/office, parking for multiple cars, and beautiful rear garden, this property offers a desirable and well-rounded living environment.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor

LIVING ROOM

16'9 x 14'10 max (5.11m x 4.52m max)

A lovely family room with excellent natural light.



DINING/KITCHEN

17'2 x 9'0 max (5.23m x 2.74m max)

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



WC

With a low level WC and a hand basin.



FIRST FLOOR

LANDING



BEDROOM 1

11'7 x 11'02 (3.53m x 3.40m)

A brilliant double main bedroom with plenty of space for storage and ensuite shower room.



ENSUITE

With a low level WC, a hand basin and a shower cubicle with overhead shower attachment



BATHROOM

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



BEDROOM 2

12'7 x 8'2 max (3.84m x 2.49m max)

Another brilliant bedroom with plenty of space.

OUTSIDE

The property benefits from off street parking to the front and a lovely rear garden that is mainly laid to lawn and block paved patio with a detached garage giving further parking and storage space.



BEDROOM 3

9'3 x 8'8 max (2.82m x 2.64m max)



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

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

TENURE

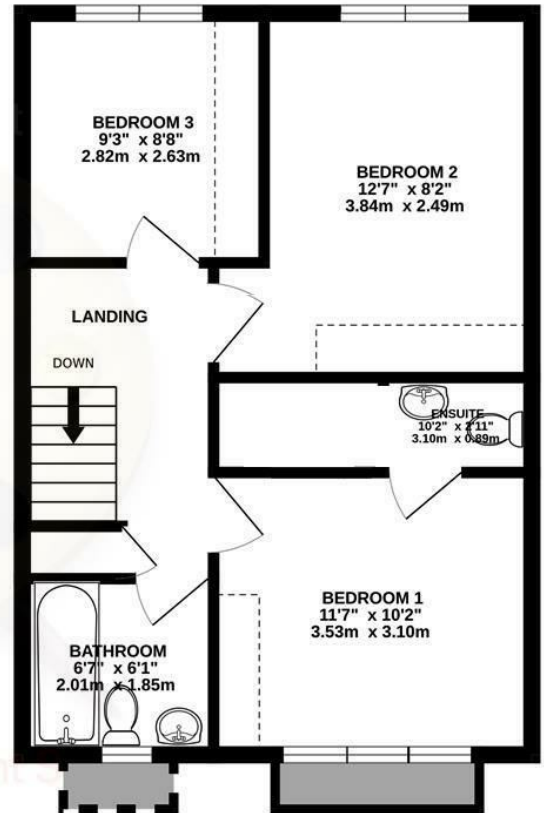
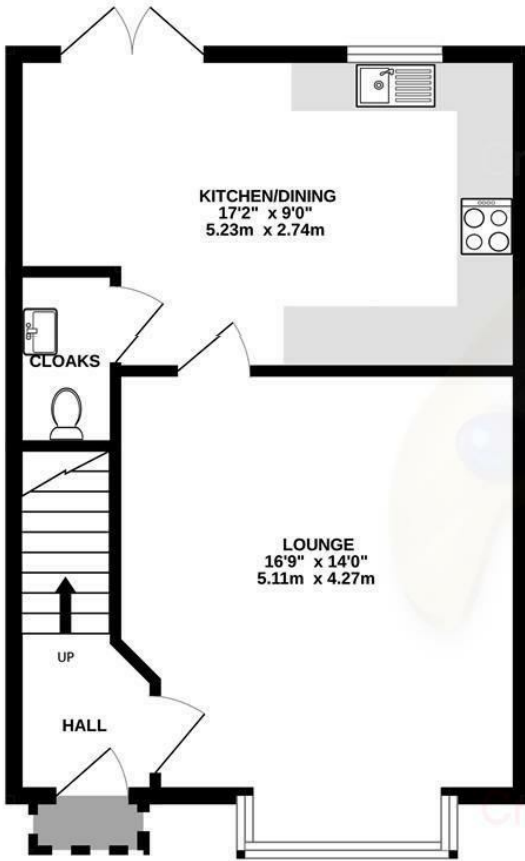
Symonds + Greenham have been informed that this property is Freehold

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.



Created by Paint S

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.
Made with Metropix ©2023.

Energy Efficiency Rating	
Current	Potential
82	93
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales	EU Directive 2002/91/EC

