



SYMONDS + GREENHAM

Estate and Letting Agents



4 Grosvenor Road, Hull, HU7 3DS **Price £180,000**

GENEROUS THREE BED SEMI - POPULAR KINGSWOOD LOCATION - PERFECT FOR A FAMILY

This semi-detached home is located on Kingswood, close to well regarded schools and local amenities, with good transport links to both Hull city centre and Kingswood retail park which is home to a supermarket, a cinema and a range of restaurants and retail outlets. The property would be perfect for a family looking for ample living space but could also be suitable for a first time buyer. The property boasts a generous rear garden and two allocated off-street parking spaces and internally briefly comprises entrance hall, downstairs WC, living room and kitchen/diner to the ground floor, with three double bedrooms, including an ensuite shower room to the master, and a family bathroom to the first floor.

DON'T MISS OUT ON THIS WONDERFUL FAMILY HOME...BOOK YOUR VIEWING ASAP!!

GROUND FLOOR

ENTRANCE HALL

DOWNSTAIRS WC

with low level WC, pedestal hand basin and heated towel rail



LIVING ROOM

20'10 max x 16'10 max (6.35m max x 5.13m max)
with stairs to first floor and electric fire.



KITCHEN/DINER

16'10 max x 8'6 max (5.13m max x 2.59m 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, plumbing for washing machine, space for fridge-freezer and French patio doors to rear garden.



FIRST FLOOR

BEDROOM 1

12'1 max x 9'9 max (3.68m max x 2.97m max)

With fitted wardrobes



ENSUITE SHOWER ROOM

With low-level WC, pedestal handbasin, shower cubicle with overhead shower, heated towel rail, tiled to splashback areas.



BEDROOM 2

12'1 max x 9'9 max (3.68m max x 2.97m max)



BEDROOM 3

8'10 max x 8'6 max (2.69m max x 2.59m max)



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.

DISCLAIMER

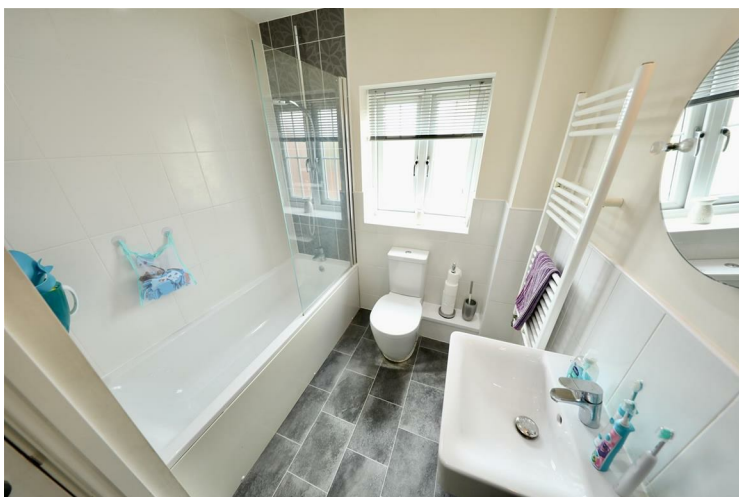
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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

BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower, heated towel rail, storage cupboard, tiled to splashback areas.



OUTSIDE

The front of the property is mainly laid to lawn.
The rear garden is mainly laid to lawn with a paved patio area.
(The rear garden includes a fixed wooden swing/slide set that the owners are happy to either leave or take down depending on the buyers preference)



PARKING

The property benefits from two allocated parking spaces located to the rear of the garden.

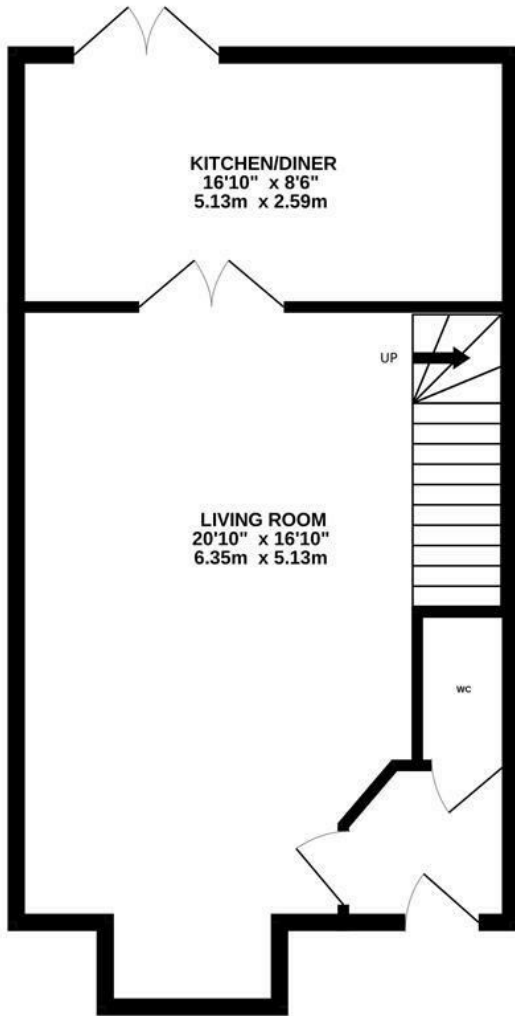
CENTRAL HEATING

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

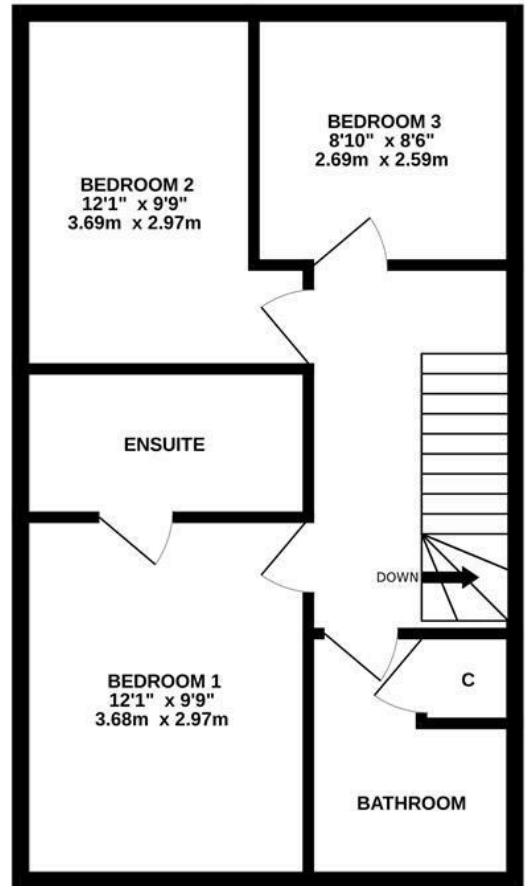
DOUBLE GLAZING

The property has the benefit of double glazing.

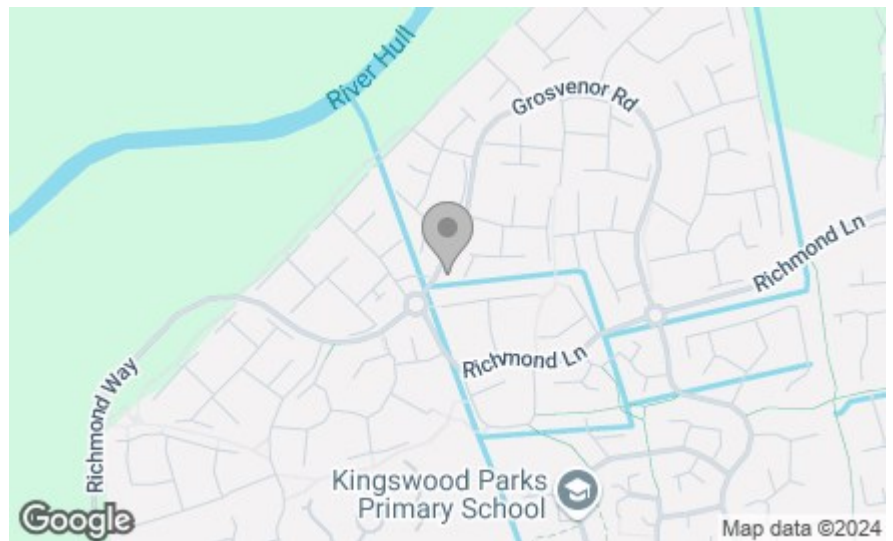
GROUND FLOOR



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 |
| 83 | 94 |

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