



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **35 Pools Brook Park, Hull, HU7 3GE Offers over £165,000**

**LOVELY THREE BEDROOM THREE STOREY TOWNHOUSE - POPULAR KINGSWOOD LOCATION - OFF STREET PARKING FOR A VEHICLE - MODERN THROUGHOUT**

Symonds and Greenham are delighted to bring to the market this lovely, three bedroom family home. Situated on Pools Brook Park, this property is ideally located for amenities with shops, supermarkets, cafes, bars and restaurants all within close proximity as well as a retail park, very highly regarded schools and transport links to Hull City Centre and Beverley. Inside, this property is modern throughout. You will find a lounge, kitchen and a WC downstairs, with two generous bedrooms and a family bathroom found on the first floor. The second floor offers a wonderful main bedroom with access to a large ensuite. Outside this home has an easy low maintenance garden and the benefit of off street parking behind the property, there is also a front garden. This would be perfect for First Time Buyers and Families.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor and understairs WC



### KITCHEN

6'9 max x 14'6 max (2.06m max x 4.42m max )

with a range of eye and base level units with complementing work surfaces, space for fridge freezer, electric oven, gas hob with overhead extractor fan, plumbing for washing machine and stainless steel sink and drainer unit



### LOUNGE

13'4 max x 11'9 max (4.06m max x 3.58m max )

An excellent sized reception room with French doors to the rear garden



### DOWNSTAIRS WC

a convenient half tiled downstairs toilet with low level WC and pedestal hand basin



## FIRST FLOOR

### LANDING

with stairs to the second floor

### BEDROOM TWO

13'4 max x 9'5 max (4.06m max x 2.87m max )

An excellent sized double bedroom with views to the rear garden



### BEDROOM THREE

6'10 max x 9'8 max (2.08m max x 2.95m max )

Another good sized bedroom



## BATHROOM

with low level WC, pedestal hand basin, panelled bath with overhead shower attachment and



## OUTSIDE

Outside this home has an easy low maintenance garden and there is also a front garden.



## SECOND FLOOR

### BEDROOM ONE

13'9 max x 13'4 max (4.19m max x 4.06m max )

A large double master bedroom with ensuite



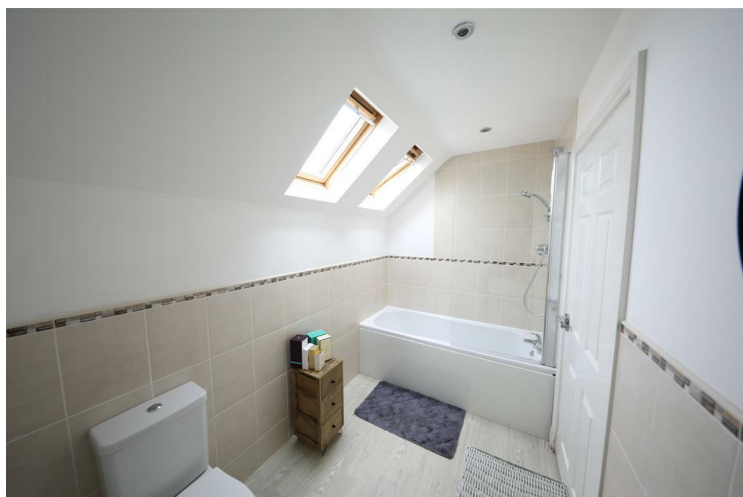
## PARKING

There is an off street parking space behind the property,



## ENSUITE

with low level WC, pedestal hand basin, panelled bath with overhead shower attachment and tiles to splashback areas



## 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

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

## COUNCIL TAX BAND

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

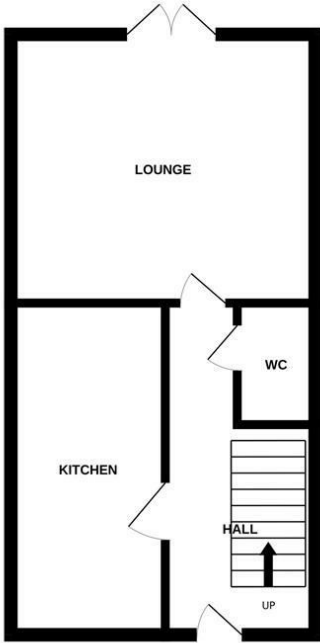
## VIEWINGS

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

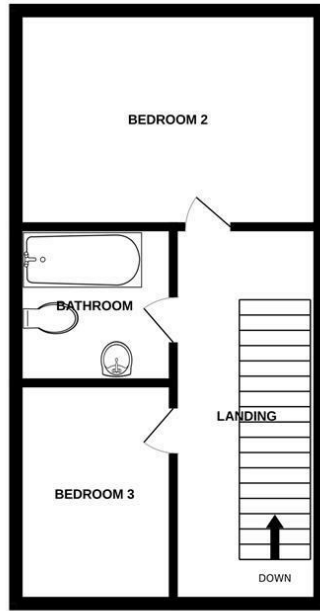
## DISCLAIMER

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.

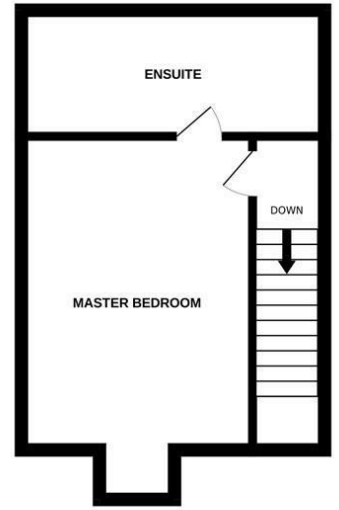
GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



2ND FLOOR  
262 sq.ft. (24.3 sq.m.) approx.



97 POOLS BROOK PARK, KINGSWOOD HU7 3GE

TOTAL FLOOR AREA : 957 sq.ft. (88.9 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
77	89

Very energy efficient - lower running costs

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

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

