



SYMONDS + GREENHAM

Estate and Letting Agents



62 Brockwell Park, Hull, HU7 3FH **£225,000**

FOUR BED DETACHED FAMILY HOME - DRIVEWAY AND AMPLE OFF STREET PARKING - GENEROUS REAR GARDEN - FAMILY BATHROOM AND ENSUITE TO MASTER - SPACIOUS OPEN PLAN KITCHEN DINER

This exquisite four-bedroom detached residence boasts generous and pristine family living spaces. Nestled in the sought-after Kingswood area, it enjoys proximity to excellent local amenities. The property features an inviting entrance hall, a spacious lounge, a generously proportioned dining kitchen, a versatile study or additional reception area, a convenient utility room, and a cloakroom WC. Upstairs, you'll find four bedrooms – including a master with an en suite (complete with fitted wardrobes in three bedrooms) – as well as a family bathroom. Outside, ample off-street parking graces the front, while the rear garden offers a secluded retreat.

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

GROUND FLOOR

ENTRANCE HALL

Welcoming double glazed entrance door, complemented by a gas central heating radiator and tasteful tiled flooring. Ascend the staircase to the first floor.

LOUNGE

15'10 max x 11'0 max (4.83m max x 3.35m max)

Inviting space with an Upvc double glazed window, gas central heating radiator, and an elegant feature fireplace. Double doors seamlessly connect to:

KITCHEN/DINER

18'5 max x 10'3 max (5.61m max x 3.12m max)

Bright and airy with Upvc double glazed window and double doors leading to the garden. Features include gas central heating radiator, modern-style units, breakfast bar, enamel single drainer sink unit, split-level oven and hob with cooker hood, extractor fan, downlighters, and tiled flooring.

KITCHEN



DINER

STUDY

15'6 max x 8'9 max (4.72m max x 2.67m max)

Versatile space with an Upvc double glazed window, gas central heating radiator, and convenient under stairs storage.



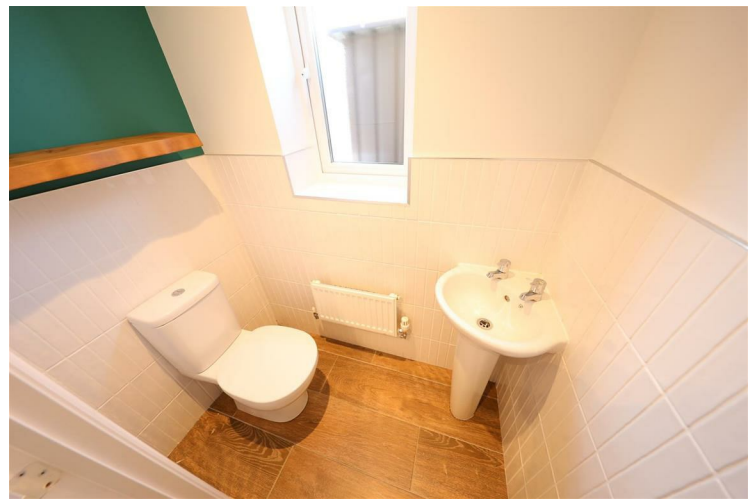
UTILITY ROOM

Functional area with a double glazed entrance door, fitted worktops, plumbing for washing machine, enclosed gas central heating boiler, tiled flooring, and downlighters.



DOWNSTAIRS WC

Features Upvc double glazed window, gas central heating radiator, low flush WC, washbasin, downlighters, and tiled flooring.



FIRST FLOOR

LANDING

Provides access to the loft space and a storage cupboard.

BEDROOM ONE

13'3 max x 11'0 max (4.04m max x 3.35m max)

Comfortable retreat with an Upvc double glazed window, gas central heating radiator, over stairs storage cupboard, and a triple wardrobe.



ENSUITE

Boasts Upvc double glazed window, towel rail gas central heating radiator, fully tiled walls, and a three-piece suite comprising shower cubicle, vanity washbasin, low flush WC, tiled flooring, extractor fan, and downlighters.



BEDROOM TWO

12'2 max x 9'3 max (3.71m max x 2.82m max)

Offers an Upvc double glazed window, gas central heating radiator, and a triple wardrobe.



BATHROOM

Features an Upvc double glazed window, towel rail gas central heating radiator, fully tiled walls, and a three-piece suite comprising a panelled bath with mixer shower over, vanity washbasin, low flush WC, tiled flooring, extractor fan, and downlighters.



BEDROOM THREE

9'8 max x 9'4 max (2.95m max x 2.84m max)

Features an Upvc double glazed window, gas central heating radiator, and a triple wardrobe.



OUTSIDE

The front boasts a block-paved garden with a planted gravel border, providing ample off-street parking. A side pathway leads to the rear garden, which features a lawn, patio area, and fencing for privacy.



BEDROOM FOUR

9'8 max x 7'1 max (2.95m max x 2.16m max)

Offers an Upvc double glazed window and a gas central heating radiator.



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 D

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.

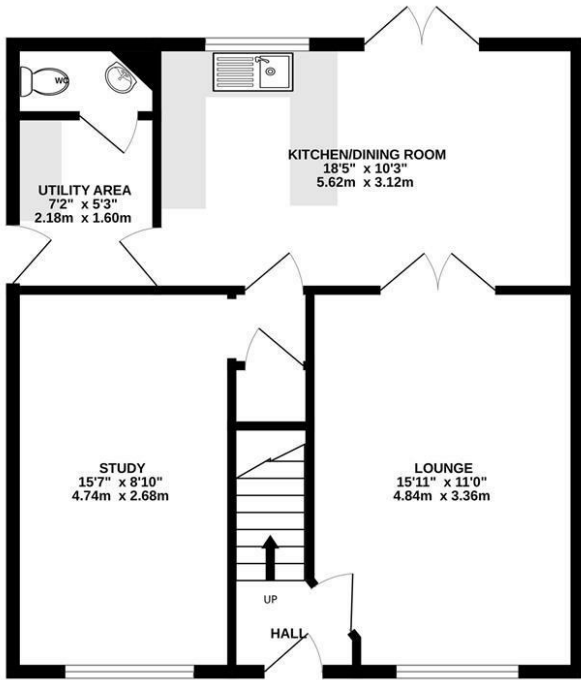
VIEWINGS

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

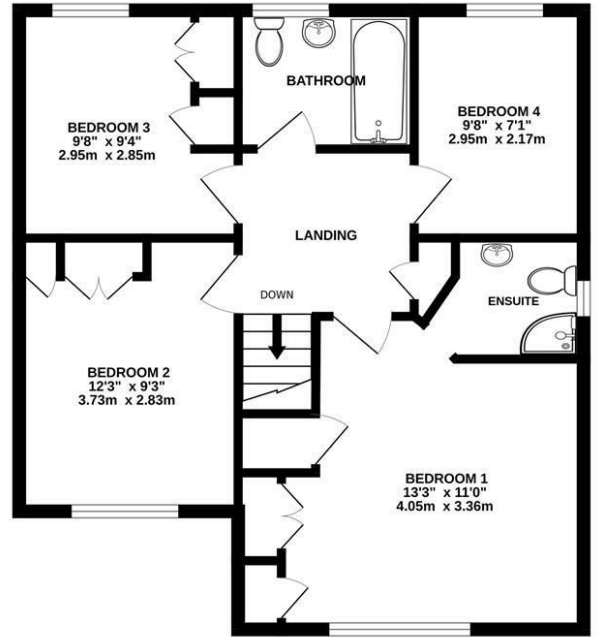
DISCLAIMER

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
652 sq.ft. (60.6 sq.m.) approx.

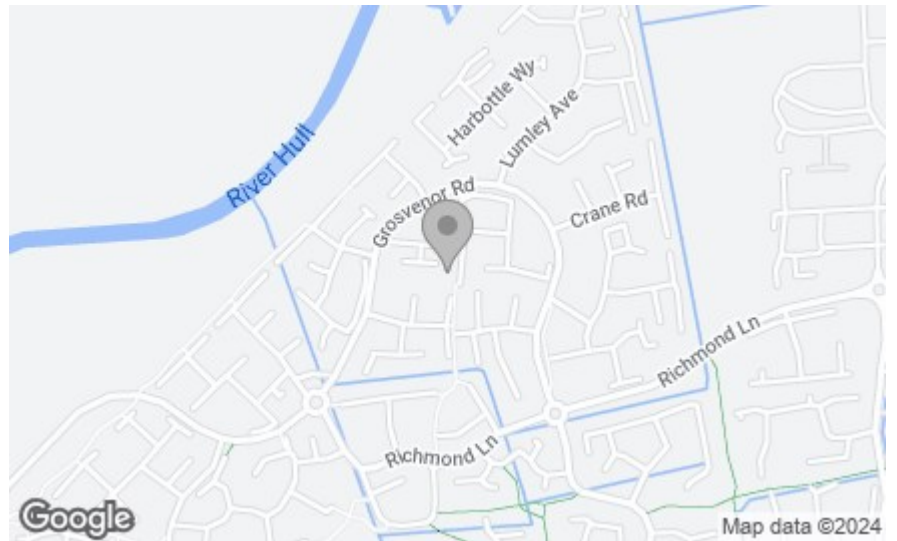


1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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			89
(81-81) B			
(69-80) C		79	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	