



SYMONDS + GREENHAM

Estate and Letting Agents



71 Pioneer Way, Hull, HU7 3LS

£295,000

NO ONWARD CHAIN - BEAUTIFUL FOUR BED DETACHED - PRIME LOCATION - OPEN PLAN LIVING - EXCELLENT GARDEN WITH GARAGE

This stunning four bedroom detached property on Pioneer Way in Kingswood is beautifully presented and ideal for family living. Nestled in a popular residential location, it offers close proximity to local amenities, shops, and excellent schools.

Upon entering, you are greeted by a spacious entrance hall that leads to a stylish living room, perfect for relaxation and entertaining. The open plan kitchen, dining, and living area provide a modern, airy space for family gatherings and daily activities. A utility room and w/c on the ground floor add to the convenience and functionality of the home.

The first floor features four generously sized double bedrooms, ensuring ample space for the entire family. The primary bedroom boasts an en suite for added luxury, while the family bathroom serves the remaining bedrooms.

Externally, the property includes a fantastic rear garden, ideal for outdoor activities and leisure, along with a spacious garage and a side drive for off street parking. This beautiful home on Pioneer Way combines style, comfort, and practicality in a sought after location. Contact us today to arrange a viewing and experience the charm of this exceptional property firsthand.

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and doors to living room, kitchen and...



W/C



LIVING ROOM

18'11 x 10'9 max (5.77m x 3.28m max)
a spacious, chic living room



OPEN PLAN KITCHEN/DINER

28'1 x 24'1 max (8.56m x 7.34m max)

a phenomenal kitchen diner with a range of eye and base level units with complementing work surfaces, peninsula, sink basin with drainer unit, integrated oven with induction hob and overhead extractor fan, integrated dish washer and under counter fridge



LIVING AREA



UTILITY ROOM

7'9 x 5'8 max (2.36m x 1.73m max)

with integrated fridge freezer, sink basin with drainer unit, plumbing for washing machine, space for tumble dryer and door to rear garden



FIRST FLOOR

LANDING



BEDROOM 1

11'7 x 10'2 max (3.53m x 3.10m max)

a spacious primary bedroom with fitted wardrobes and door to...



EN SUITE

with low level w/c, pedestal sink basin and walk in shower, with tiles to splash back areas

BATHROOM

a well presented family bathroom with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment, with tiles to splash back areas



BEDROOM 2

11'5 x 9'1 max (3.48m x 2.77m max)

another sizeable double bedroom with cupboard

OUTSIDE

a lovely rear garden with paved patio border and lawn, enclosed by garage timber fencing.

To the front, the property has a small low maintenance garden with path and hedge border



BEDROOM 3

11'1 x 10'1 max (3.38m x 3.07m max)

another good sized double bedroom

GARAGE

a fantastic sized garage with power supply and overhead door

CENTRAL HEATING

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

COUNCIL TAX BAND

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



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.

DOUBLE GLAZING

The property has the benefit of double glazing.

BEDROOM 4

10'2 x 7'2 max (3.10m x 2.18m max)

a spacious bedroom

TENURE

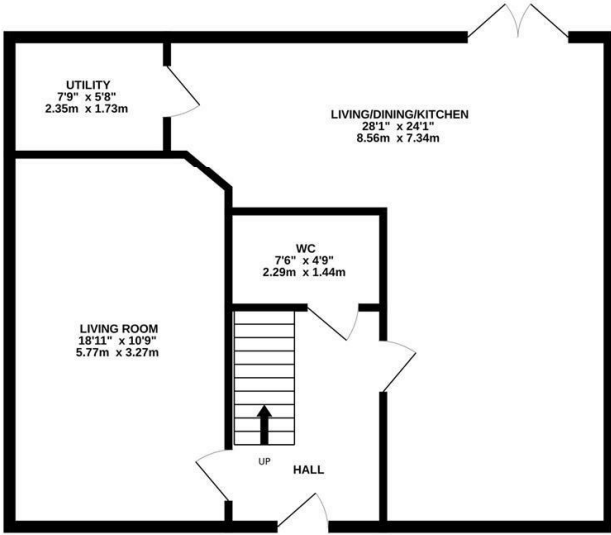
Symonds + Greenham have been informed that this property is Freehold.

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

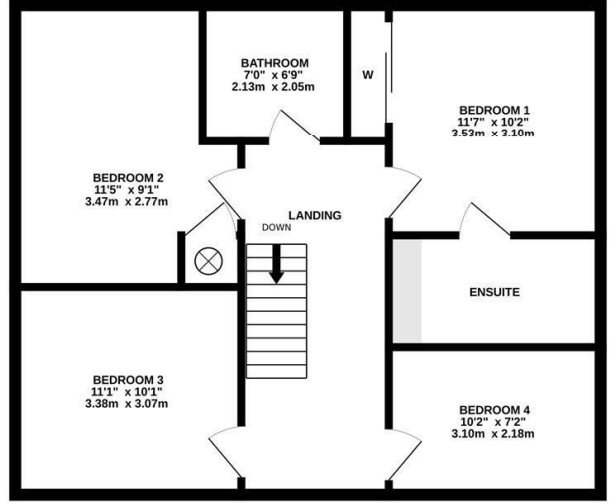
VIEWINGS

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

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.
Made with Metropix ©2024

Energy Efficiency Rating	
Current	Potential
85	93

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

