



SYMONDS + GREENHAM

Estate and Letting Agents



45 Hamlet Drive, Hull, HU7 3FG **Offers in excess of £155,000**

OUTSTANDING TWO BEDROOM HOME - STYLISH AND MODERN - POPULAR KINGSWOOD LOCATION

Nestled in the charming Hamlet Drive, Kingswood, Hull, this delightful mid-terrace house offers a wonderful opportunity for a cozy home. Boasting a warm and inviting ambiance, this two-bedroom property is perfect for those seeking comfort and convenience. Situated in the sought-after Kingswood location, this home is surrounded by an array of amenities. From shops to supermarkets, cafes to bars, and restaurants to highly regarded schools, everything you need is just a stone's throw away. Additionally, excellent transport links make commuting a breeze. Step inside to discover a well-designed layout featuring a welcoming lounge, a convenient WC, and a modern kitchen on the ground floor. Upstairs, two lovely bedrooms and a family bathroom provide ample space for relaxation and privacy. Outside, the property impresses with off-street parking at the front, ensuring parking is never a hassle. The beautifully presented rear garden offers a tranquil retreat, perfect for enjoying a cup of tea on a sunny afternoon or hosting gatherings with friends and family. Don't miss the chance to make this charming house your new home sweet home in the heart of Kingswood.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

18'7 x 12'10 max (5.66m x 3.91m max)

A wonderful family room with excellent natural light and stair access.



KITCHEN

12'9 x 7'9 max (3.89m x 2.36m max)

With a range of eye level and base level units and complimenting work surfaces, Plumbing for a washing machine, an integrated oven with hob, a stainless steel sink and drainer unit.



WC

With a low level WC and a hand basin.



FIRST FLOOR

BEDROOM 1

12'10 x 12'0 max (3.91m x 3.66m max)

A wonderful main bedroom with plenty of space for storage.



BEDROOM 2

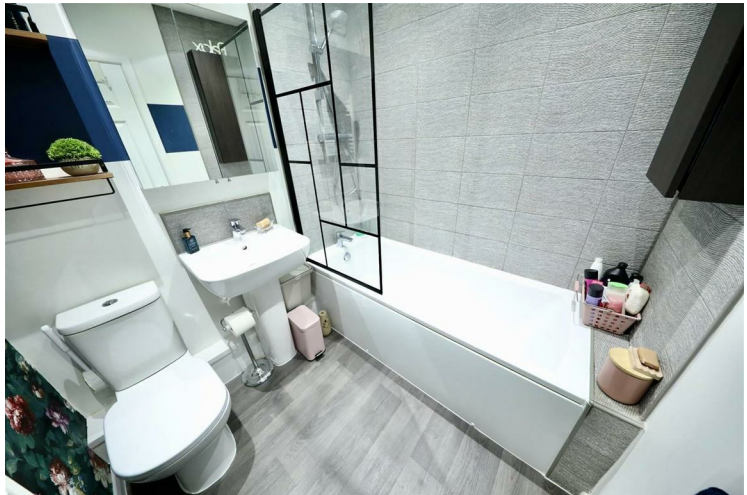
12'10 x 12 max (3.91m x 3.66m max)

Another wonderful bedroom.



BATHROOM

With a low level WC and a hand basin.



OUTSIDE

The property benefits from off street parking to the front and a rear garden.



CENTRAL HEATING

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

COUNCIL TAX

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

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.

TENURE

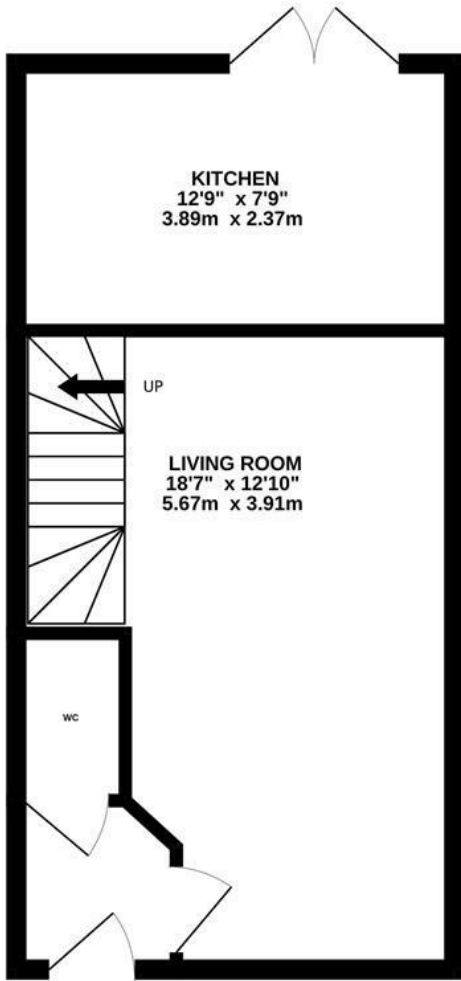
Symonds + Greenham have been informed that this property is Freehold.

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

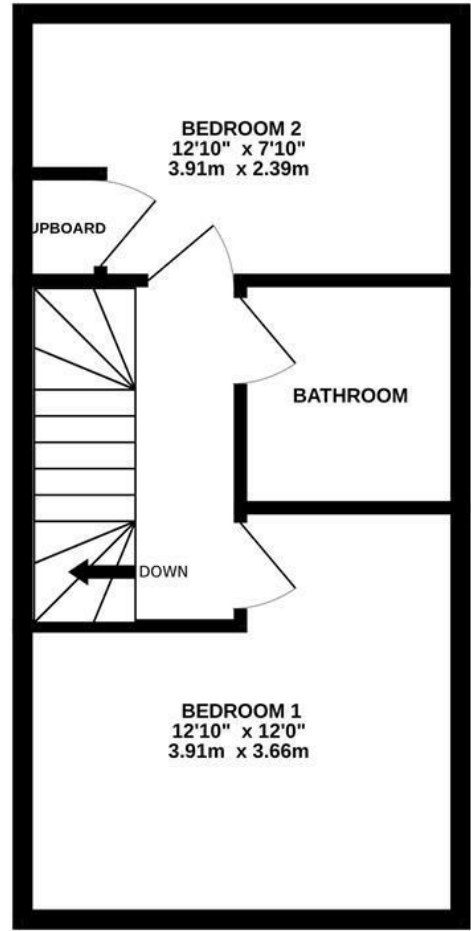
VIEWINGS

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

GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.

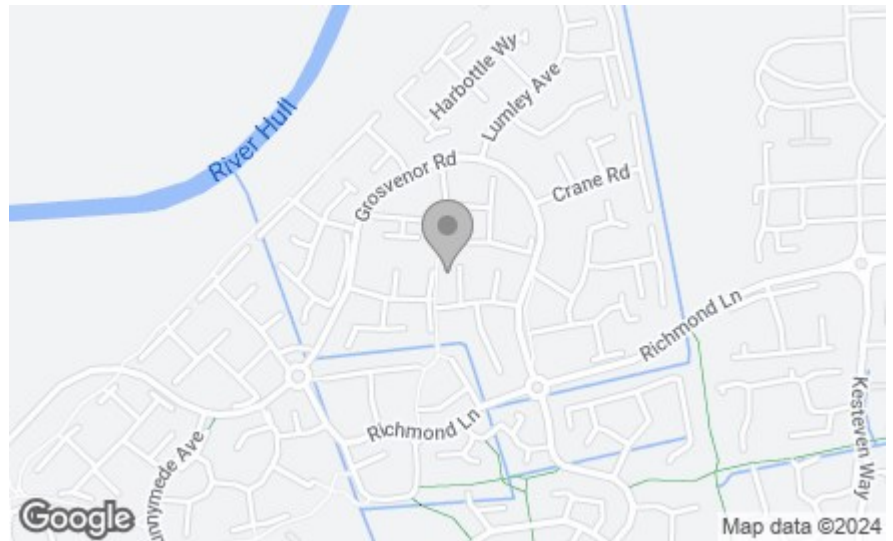


1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 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	
(81-81) B	
(69-80) C	
(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	
(82 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