



SYMONDS + GREENHAM

Estate and Letting Agents



6 Haweswater Way, Hull, HU7 3BN **Offers in excess of £200,000**

OUTSTANDING THREE BED HOME - POPULAR KINGSWOOD LOCATION - GARAGE AND DRIVEWAY

Nestled in the sought-after Kingswood area of Hull, this charming three-bedroom townhouse on Haweswater Way is a true gem waiting to be discovered. As you step inside, you are greeted by a warm and inviting atmosphere. The ground floor boasts a convenient shower room, a versatile utility room, and a third bedroom offering flexibility for various needs. Moving up to the second floor, you'll find a cosy lounge perfect for relaxing evenings and a well-appointed kitchen ideal for culinary adventures. The top floor is a sanctuary of comfort, featuring two delightful bedrooms, each with its own ensuite for added privacy and convenience. Whether it's a peaceful night's sleep or a refreshing morning routine, this home caters to your every need. Outside, the property impresses with off-street parking for up to three vehicles, an integral garage providing ample storage space, and a rear garden that combines the best of both worlds with decking and shingles, offering a low-maintenance yet charming outdoor space to enjoy. Conveniently located near a variety of amenities including shops, supermarkets, a retail park, cafes, bars, restaurants, and schools, this home offers the perfect blend of comfort and convenience for modern living. Don't miss the opportunity to make this wonderful property your own and experience the best of what Kingswood has to offer.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

UTILITY ROOM

8'6 x 5'7 max (2.59m x 1.70m max)

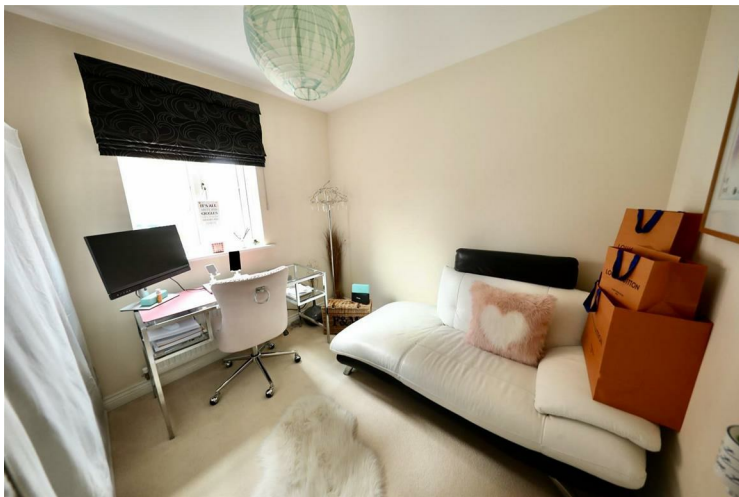
A really useful utility space.



BEDROOM 3

8'9 x 8'6 max (2.67m x 2.59m max)

A brilliant a versatile bedroom space that is currently used as an office.



SHOWER ROOM

A downstairs shower room with a WC and hand basin.



GARAGE

An integrated garage providing excellent storage.

FIRST FLOOR

LOUNGE

18'1 x 14'8 max (5.51m x 4.47m max)

A beautiful family room with lots of natural light.



KITCHEN

14'9 x 10'1 max (4.50m x 3.07m max)

With a range of eye level and base level units and complimenting work surfaces, an integrated oven, gas hob, space for a dishwasher and space for a fridge freezer.



SECOND FLOOR

BEDROOM 1

14'0 x 13'0 max (4.27m x 3.96m max)

Stunning main bedroom with ensuite access.



ENSUITE 1

With a low level WC, a hand basin and a walk in shower.



BEDROOM 2

14'8 x 9'5 max (4.47m x 2.87m max)

Another brilliant double bedroom.



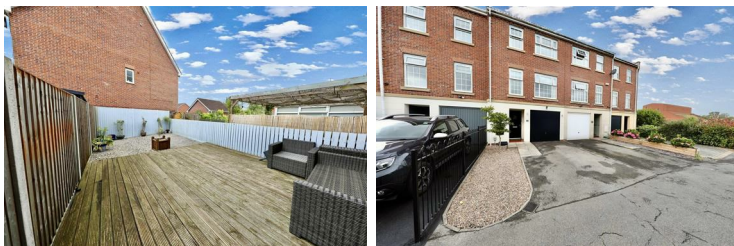
ENSUITE 2

With a low level WC, a hand basin and a walk in shower.



OUTSIDE

The property benefits from off street parking for two cars to the front, a garage and a rear garden that is a mixture of decking and shingles.



CENTRAL HEATING

The property has the benefit of gas central heating.

DOUBLE GLAZING

The property has the benefit of double glazing.

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The property has the benefit of double glazing.

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.

TENURE

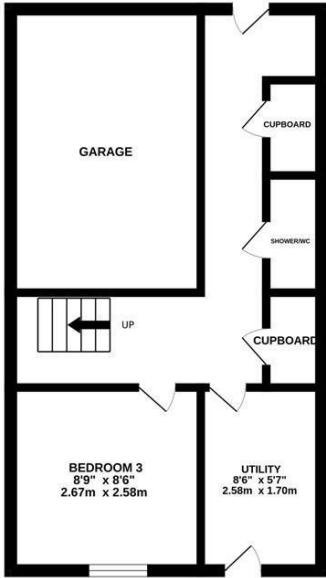
Symonds + Greenham have been informed that this property is Freehold.

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

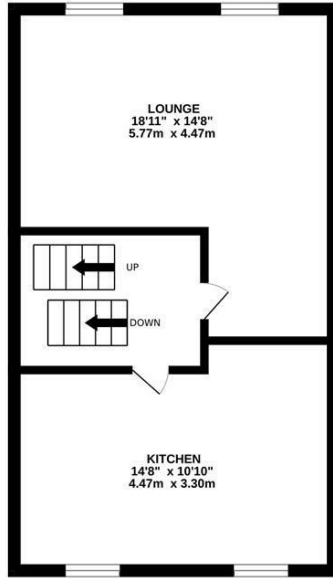
COUNCIL TAX

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

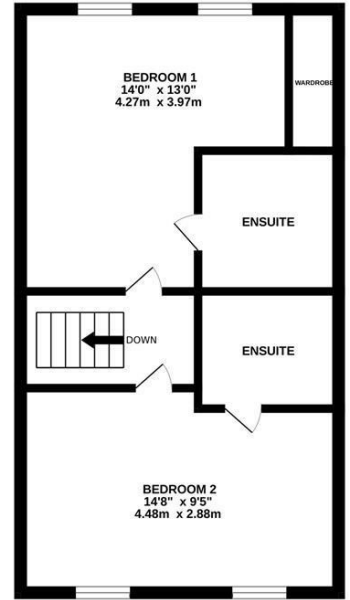
GROUND FLOOR



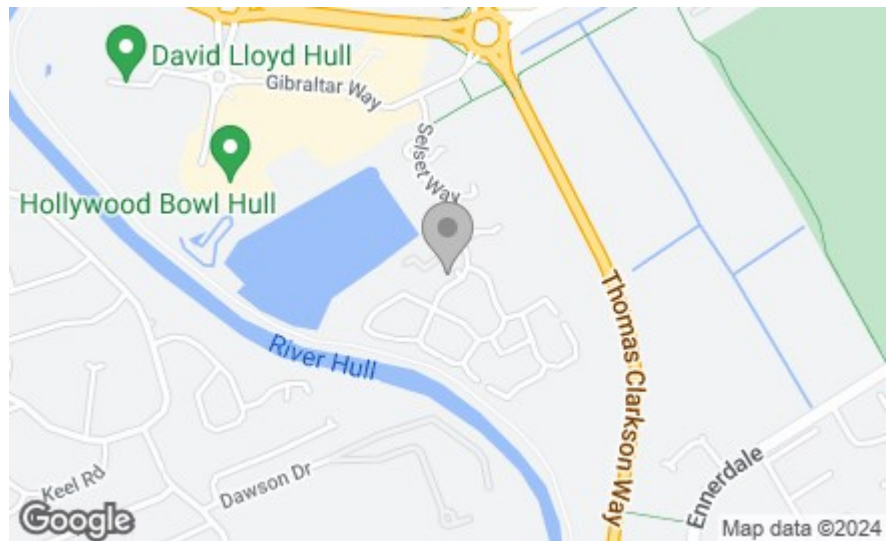
1ST FLOOR



2ND 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
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