



SYMONDS + GREENHAM

Estate and Letting Agents



15 Angel Place, Hull, HU7 3LT

£170,000

OUTSTANDING THREE BED SEMI - PERFECT FOR FIRST TIME BUYERS OR A SMALL FAMILY - GENEROUS LOW MAINTENANCE REAR GARDEN - OFF STREET PARKING - EXCELLENT KINGSWOOD LOCATION

Symonds and Greenham are delighted to bring to the market this outstanding, three bed, semi-detached home. Situated on Angel Place within the popular Kingswood development, this property is ideally located for a wealth of local amenities with shops, supermarkets, cafes, bars and restaurants all within close proximity as well as excellent transport links and highly thought of schools and is less than two years old. Inside, this property is modern throughout and decorated to an exceptional standard. Downstairs you will find a lounge, a kitchen/diner and a convenient downstairs WC and two double bedrooms, a third bedroom and a modern family bathroom to the first floor. Outside this beautiful home keeps on giving with a lovely rear garden and off street parking for two vehicles.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor

KITCHEN DINER

with a range of eye and base level units with complementing work surfaces, sink and drainer unit, electric oven, gas hob with overhead extractor fan, integrated fridge freezer, integrated dishwasher and door to the lounge



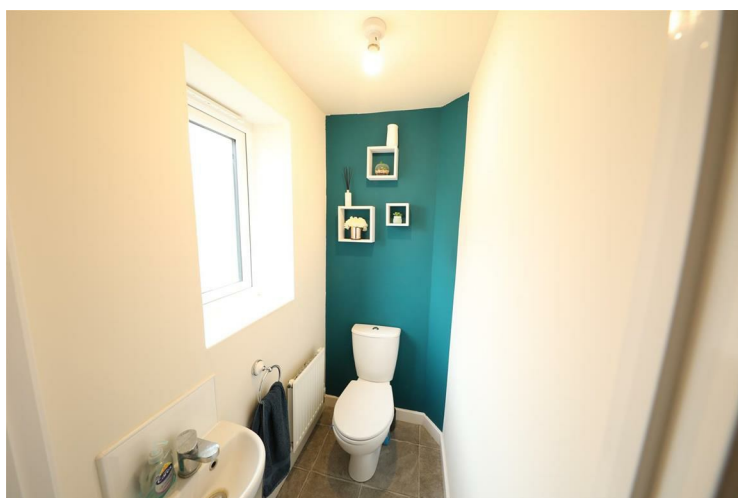
LOUNGE

with understairs storage cupboard and French doors to the rear garden



DOWNSTAIRS WC

A convenient downstairs toilet with low level WC and pedestal hand basin

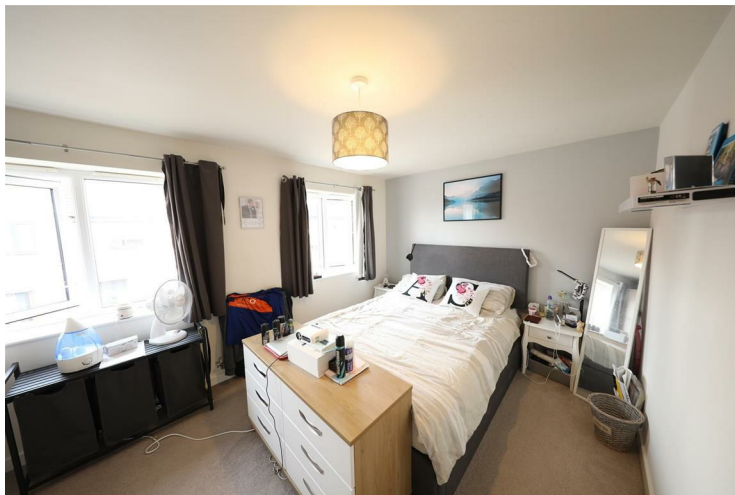


FIRST FLOOR

LANDING

BEDROOM ONE

An excellent sized double bedroom with overstairs storage cupboard

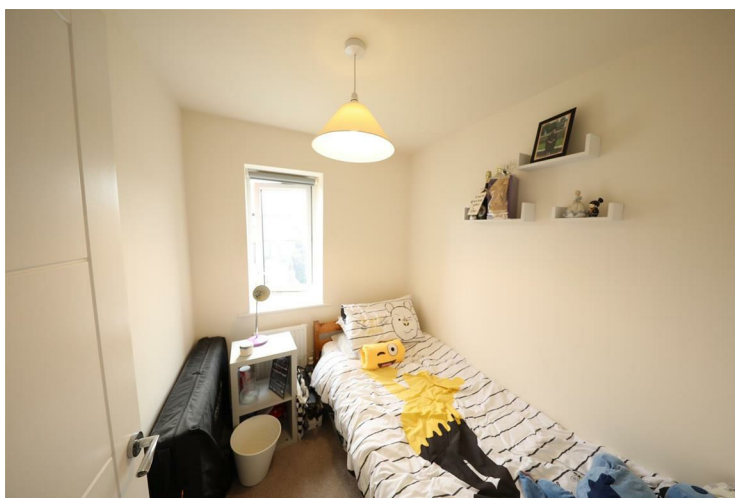


BEDROOM TWO

A second good sized double bedroom



BEDROOM THREE



BATHROOM

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



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 B

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.

OUTSIDE

The generous rear garden is quite the sun trap and an excellent space to relax or entertain guests laid to artificial lawn, block paved patio and enclosed by timber fencing



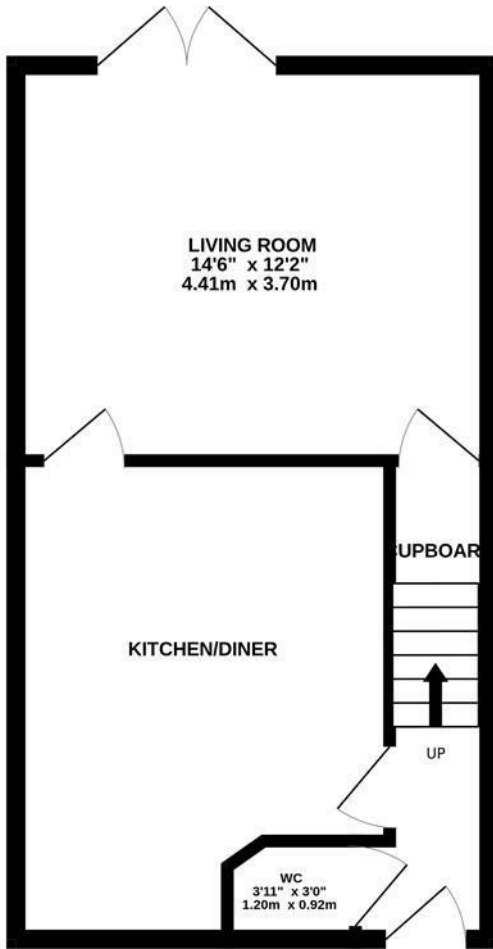
PARKING

The property benefits from a side drive providing off street parking for two vehicles

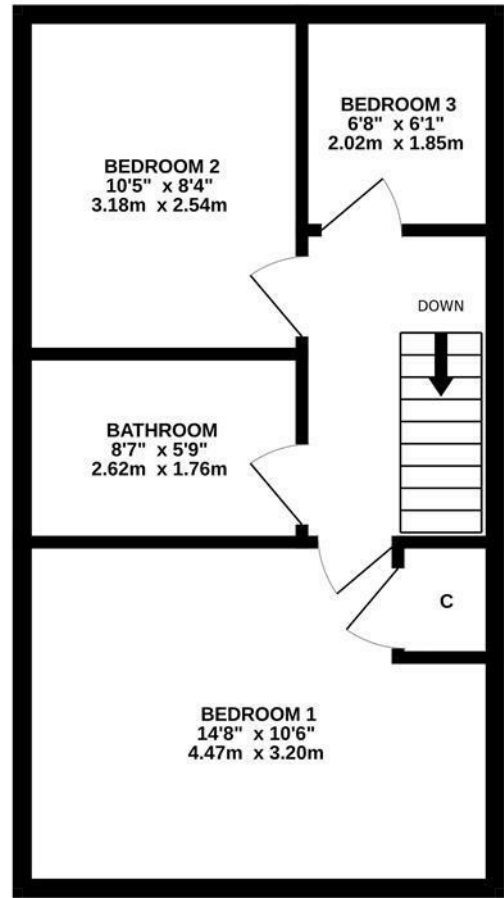
CENTRAL HEATING

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

GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.

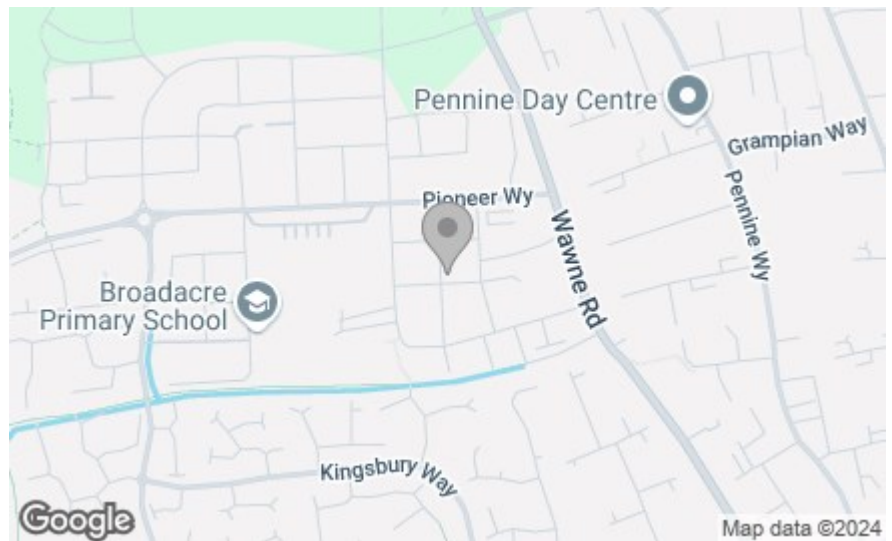


1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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
83	96

Environmental Impact (CO ₂) Rating	
Current	Potential