



SYMONDS + GREENHAM

Estate and Letting Agents



Plot 49, 46 William Gee Drive, Kingston Upon Hull, HU5 4AF

Price £210,000

ONLY ONE 3 BED LEFT ON PHASE TWO!!!!

TWO, THREE AND FOUR BED NEW BUILD HOMES - SEMI DETACHED AND DETACHED AVAILABLE - 10 YEAR NEW BUILD WARRANTY - OFF STREET PARKING AND GARAGES - GENEROUS GARDENS - MOVE IN FOR AUTUMN 2024 - GREAT LOCATION AND GREAT VALUE FOR MONEY

Situated in the buoyant HU5 area of Bricknell Avenue is the highly anticipated second phase of this exclusive new build development off Bishop Alcock Road

There is a wide array of three and four build homes available with prices ranging from £195,000 to £270,000

Buyers can choose their own kitchen with optional extras available and interest is expected to be very high so anyone interested in purchasing should register their interest as soon as possible.

Plots are due to be completed in Autumn 2024 and assisted move schemes and mortgage advice are available.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

KITCHEN / DINER

A spacious kitchen/diner with door to the utility room and the buyers choice of a fully integrated Howdens kitchen with fridge freezer, dishwasher, oven, hobs, extractor fan and a range of eye level and base level units with complementing work surfaces and French doors to the rear garden. (Optional extra can be purchased directly from Howdens)

DOWNSTAIRS W/C

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

ENSUITE

Includes W/C, shower and wash hand basin.

BATHROOM

Includes a bath with shower head over, WC and heated towel radiator.

OUTSIDE

VIEWINGS

Please contact our new homes team via email sales@symondsandgreenham.com or call 01482 444200.

CENTRAL HEATING

The property has the benefit of gas central heating.

DOUBLE GLAZING

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) 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			
(92 plus) A			
(81-91) 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		

