



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **79 Keswick Gardens, Hull, East Yorkshire HU6 8TB**

### **£155,000**

FANTASTIC THREE BED TERRACED PROPERTY - POPULAR LOCATION - OPEN PLAN LIVING - SPACIOUS REAR GARDEN - WELL PRESENTED THROUGHOUT

This charming three bedroom mid terraced property on Keswick Gardens is located in the highly sought after village of Cottingham, offering a lovely family home in an ideal setting. Situated on a quiet street, the property enjoys a peaceful environment while still being conveniently close to local amenities and schools. The house is presented in good condition throughout, making it ready for a family to move in and enjoy.

Upon entering, the entrance hall leads to a welcoming living room, perfect for relaxing or entertaining. The ground floor also features a spacious open plan kitchen and dining room, providing ample room for family meals and gatherings. The layout of the kitchen diner creates a practical and sociable space, ideal for modern family living.

Upstairs, the first floor comprises three well sized bedrooms, each offering plenty of space and comfort. A family bathroom completes the accommodation, designed with both style and functionality in mind.

Externally, the property boasts a generously sized rear garden, offering a fantastic outdoor space for children to play, gardening, or enjoying summer evenings. This garden is a standout feature, providing ample room for outdoor activities while maintaining a low maintenance appeal. Overall, this property offers an excellent opportunity for a family looking for a well located home in the desirable village of Cottingham.

**BOOK YOUR VIEWING NOW!**



## GROUND FLOOR

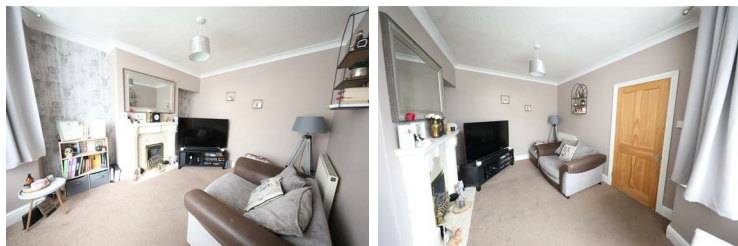
### HALLWAY

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

### LIVING ROOM

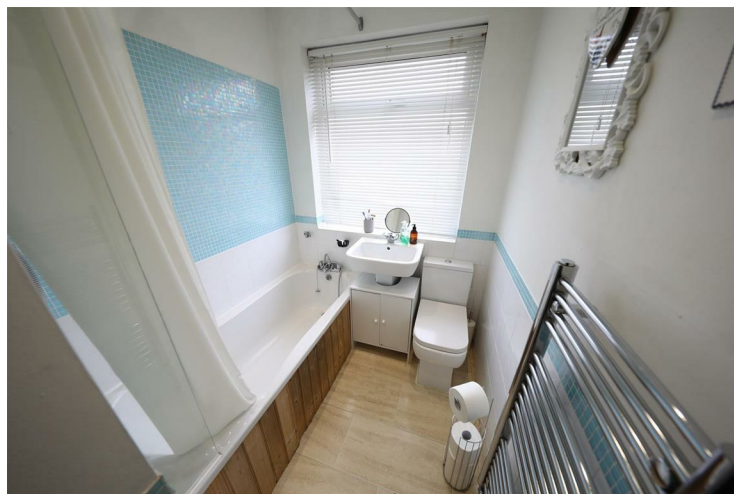
11'00 x 10'04 max (3.35m x 3.15m max)

A cosy family room with fireplace and bay window



### BATHROOM

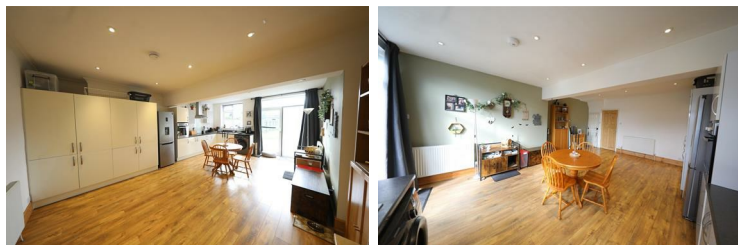
with tiles to splash back areas, a heated towel rail, a low level WC, a pedestal sink and a panelled bath with overhead shower attachment.



### KITCHEN

21'06 x 15'02 max (6.55m x 4.62m max)

with a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, plumbing for washing machine, space for fridge freezer, integrated oven, induction hob with overhead extractor fan and double doors to rear garden



### OUTSIDE

an outstanding large rear garden mainly laid to lawn, with large decking area and paved path, enclosed by timber fencing



## FIRST FLOOR

### LANDING

### BEDROOM 1

11'01 x 10'02 max (3.38m x 3.10m max)

a fantastic primary bedroom with bay window



### BEDROOM 2

10'05 x 9'04 max (3.18m x 2.84m max)

another good sized double bedroom with fitted unit



### BEDROOM 3

6'05 x 7'02 max (1.96m x 2.18m max)

### CENTRAL HEATING

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

### DOUBLE GLAZING

The property has the benefit of double glazing.

### 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.

### COUNCIL TAX BAND

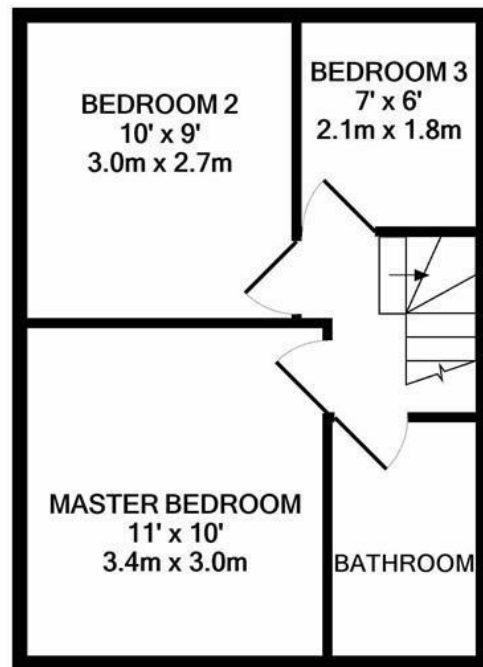
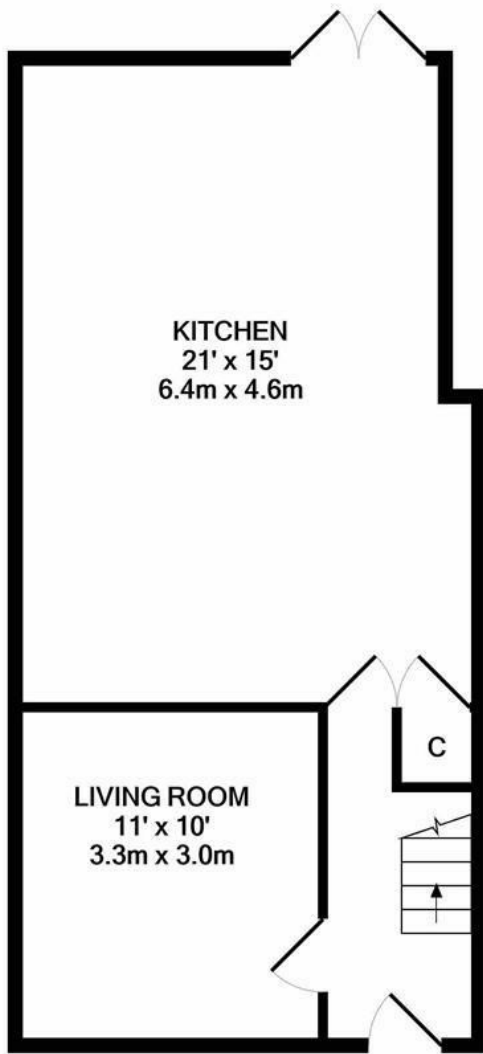
Symonds + Greenham have been informed that this property is in Council Tax Band B.

### 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.

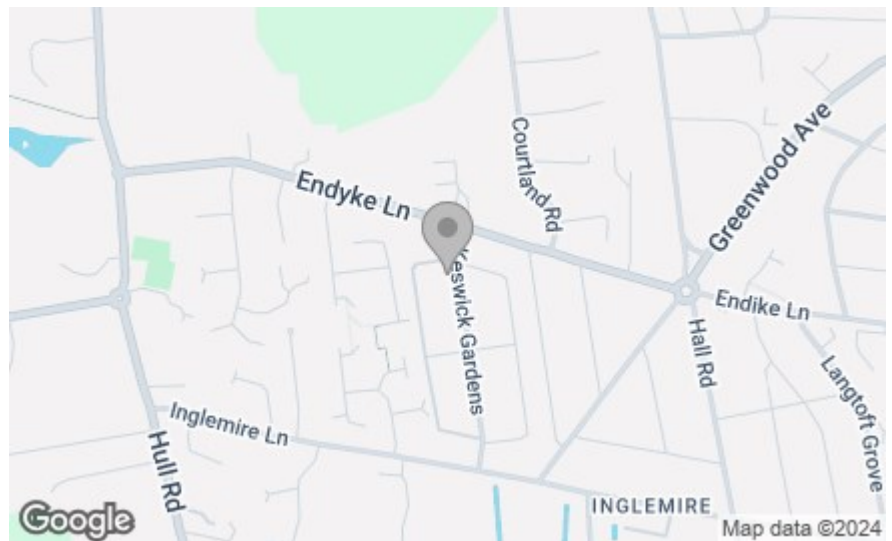


1ST FLOOR  
APPROX. FLOOR  
AREA 316 SQ.FT.  
(29.3 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 469 SQ.FT.  
(43.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 785 SQ.FT. (72.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 |
|                          | 88        |
| 72                       |           |

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
|  | 87        |
| 69   |           |

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC