



SYMONDS + GREENHAM

Estate and Letting Agents



Plot 35, 37 William Gee Drive, Hull, HU54AF

£205,000

ONLY THREE 3 BED LEFT ON PHASE THREE!!!!

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 / WINTER 2025 - 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 £295,000

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 - Spring 2025 and assisted move schemes and mortgage advice are available.

ENTRANCE HALL

LIVING ROOM

Spacious living room with radiator and double doors leading to the garden.

KITCHEN / DINING AREA

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

With downstairs W/C, wash hand basin and radiator.

FIRST FLOOR LANDING

BEDROOM ONE

Spacious bedroom leading to ensuite

ENSUITE

With shower, W/C and wash hand basin.

BEDROOM TWO

With radiator

BEDROOM THREE

With radiator

BATHROOM

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

OUTSIDE

Spacious garden with top soil and fencing.

CENTRAL HEATING

The property has the benefit of 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.

VIEWINGS

Viewings are via the Symonds and Greenham New Homes Team, please call 01482 444200 or email sales@symondsandgreenham.com

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			
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