



SYMONDS + GREENHAM

Estate and Letting Agents



10 Northgate, Hull, HU7 3DJ

Offers over £175,000

Nestled on Northgate, Kingswood, this beautifully decorated semi-detached house presents an ideal opportunity for first-time buyers or small families seeking a welcoming home. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living.

Upon entering, you will be greeted by a spacious lounge and open-plan kitchen diner, perfect for family gatherings and entertaining guests. The modern design and thoughtful layout create a warm and inviting atmosphere, making it a delightful space to enjoy daily meals and special occasions alike.

One of the standout features of this property is the stunning rear garden, which includes a delightful summer house. This outdoor haven is perfect for relaxation, gardening, or hosting summer barbecues, offering a tranquil escape from the hustle and bustle of daily life.

Additionally, the property benefits from parking for two cars at the rear, ensuring convenience for you and your guests. The excellent location further enhances its appeal, as it is situated close to the village green and local amenities, providing easy access to shops, parks, and community facilities.

In summary, this semi-detached house in Northgate, Kingswood, Hull, is a wonderful opportunity for those looking to establish a home in a friendly neighbourhood. With its beautiful decor, spacious living areas, and lovely garden, it is sure to impress. Do not miss the chance to make this charming property your own.

GROUND FLOOR

ENTRANCE HALL

Step into the property through a glazed front door into a welcoming hallway with staircase access to the first floor.

LOUNGE

13'3" x 15'8" (4.04m x 4.79m)

An excellent sized reception room with door to the kitchen diner

OPEN PLAN KITCHEN DINER

16'5" x 11'3" (5.01m x 3.44m)

A superb open plan room ideal for family meal time or entertaining

KITCHEN

this modern kitchen is fitted with a range of wall and base units, contrasting work surfaces, and tiled splashback above the cooker. Additional features include a built-in electric oven, four-ring gas hob with extractor, plumbing for a washing machine and dishwasher, and space for a fridge freezer.

DINER

with understairs storage cupboard and French doors to the rear garden

DOWNSTAIRS WC

convenient downstairs toilet with a low-level WC and pedestal wash hand basin

FIRST FLOOR

LANDING

BEDROOM ONE

9'7" x 13'9" (2.93m x 4.21m)

An excellent sized double bedroom

BEDROOM TWO

9'9" x 12'0" (2.98m x 3.68m)

A second good sized double bedroom

BEDROOM THREE

9'9" x 7'3" (2.98m x 2.22m)

BATHROOM

The family bathroom features a white suite, including a panel bath with a thermostatic shower, a low-level WC, and a pedestal wash hand basin.

OUTSIDE

The beautiful rear garden is laid to areas of paved patio and artificial lawn with a summer house and pergola

PARKING

The property benefits from two designated parking spaces to the rear

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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 BAND

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

VIEWINGS

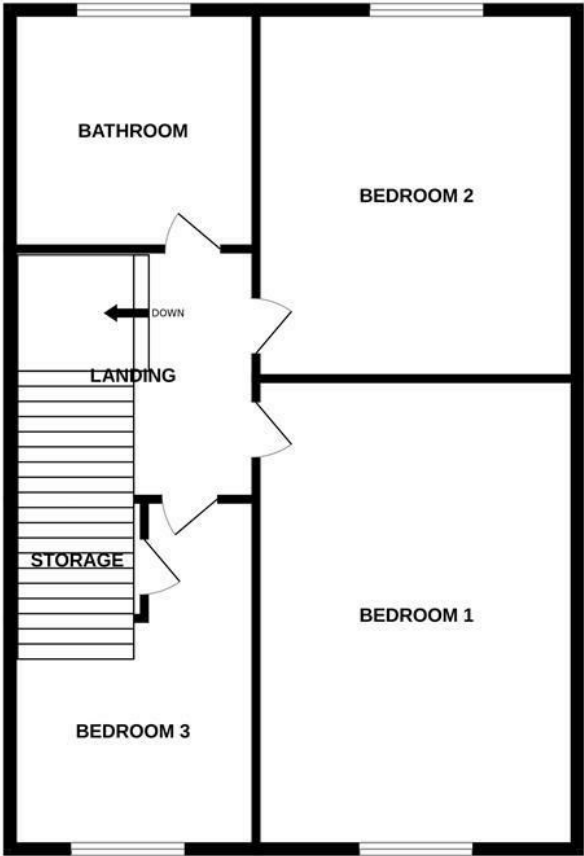
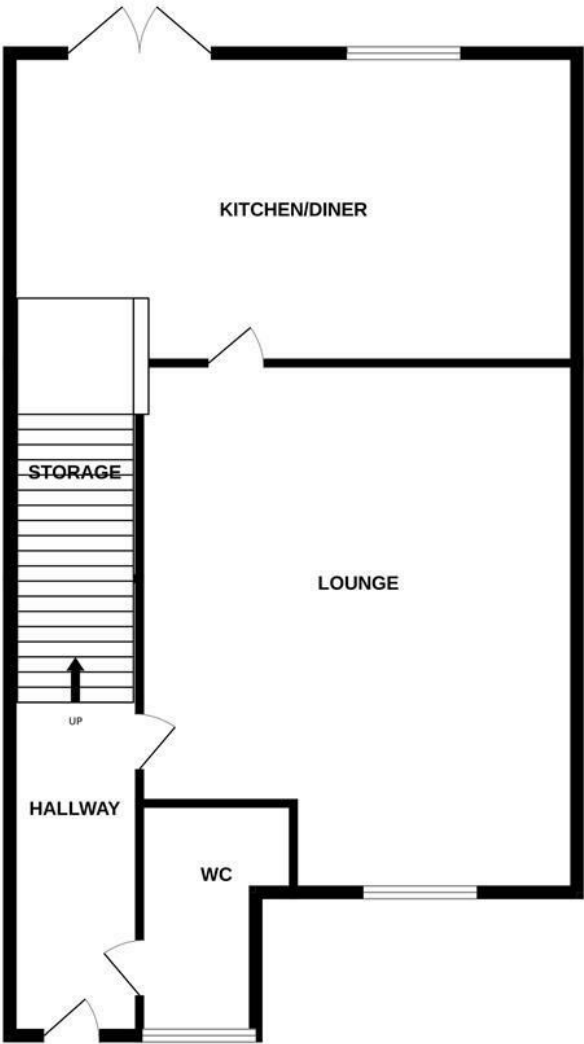
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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.

GROUND FLOOR

1ST 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			
(92 plus) A			91
(81-91) B		77	
(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			
(02 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	

