



SYMONDS + GREENHAM

Estate and Letting Agents



4 Harbottle Way, Kingswood, HU7 3NX

£180,000

NO FORWARD CHAIN - THREE DOUBLE BEDROOMS - TWO ALLOCATED PARKING SPACES - TASTEFULLY DECORATED THROUGHOUT - LARGE LIVING ROOM

Nestled in the charming area of Kingswood, this tasteful end terrace house on Harbottle Way offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The spacious living area is bathed in natural light, creating a warm and inviting atmosphere for relaxation or entertaining guests.

The highlight of this home is undoubtedly the huge master bedroom, featuring a stunning duplex window that enhances the sense of space and elegance. The additional bedroom and a versatile third room provide ample options for a guest room, home office, or dressing room, catering to your individual needs.

The property boasts a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Outside, the drive offers convenient off-street parking, a valuable asset in this desirable location.

Kingswood is known for its excellent amenities, and this home is no exception. Just a stone's throw away, you will find the Kingswood Retail Park, which offers a variety of shops and dining options. For those who enjoy the outdoors, there are lovely walks nearby, perfect for leisurely strolls or invigorating exercise. Additionally, the area is well-served by bus routes to Beverley, making commuting and exploring the surrounding areas a breeze.

In summary, this end terrace house on Harbottle Way presents an excellent opportunity for those looking to settle in a vibrant community with all the necessary amenities at hand. With its spacious interiors and prime location, it is a property not to be missed.

ENTRANCE PORCH

4'7 x 3'9 max (1.40m x 1.14m max)

Leads to the living area

LIVING ROOM

14'9 x 11'10 max (4.50m x 3.61m max)

Good size reception room with lots of natural light.

DOWNSTAIRS W/C

Low level hand basin and toilet

KITCHEN

11'10 x 7'9 max (3.61m x 2.36m max)

Integrated electrical oven and gas hob. Overhead extractor fan with splash back area. Room for fridge freezer. Low and eye level base units. Room for Washer/Drier. Stainless steel sink and draining unit. French doors leading onto the garden.

BATHROOM

Tiled to splash back areas. Panelled bath with overhead shower unit. Low level hand basin. Toilet.

BEDROOM ONE

22'11 x 11'10 max (6.99m x 3.61m max)

Big master bedroom with Duplex windos

BEDROOM TWO

11'10 x 10'6 max (3.61m x 3.20m max)

Double bedroom

BEDROOM THREE

11'11 x 8'10 max (3.63m x 2.69m max)

Double Bedroom

OUTSIDE

Off street parking to the front

Low maintenance rear laid to lawn.

CENTRAL HEATING

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

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 "C"

TENURE

Symonds + Greenham have been informed that this property is Freehold

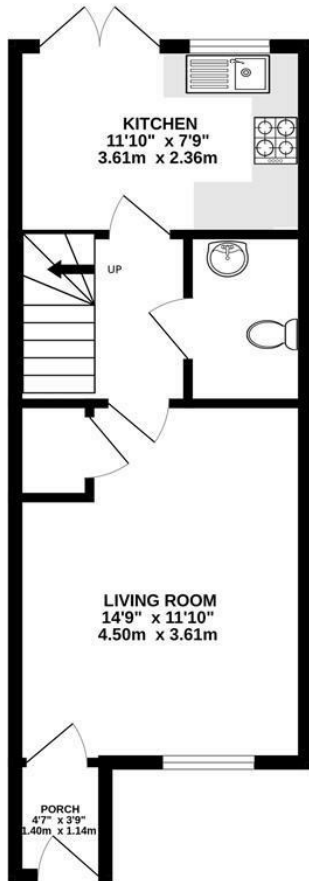
VIEWINGS

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

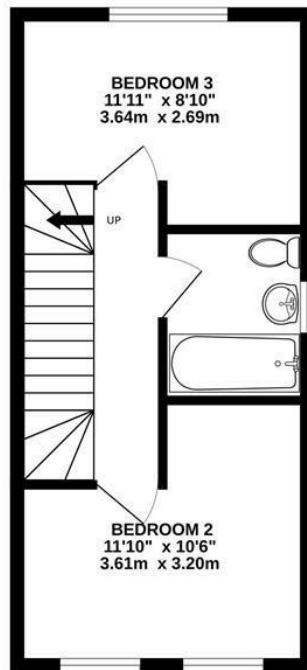
DISCLAIMER

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.

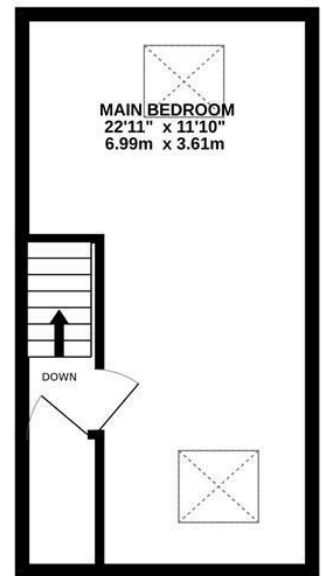
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 952sq.ft. (88.4 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
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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 (CO₂) 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	

