



SYMONDS + GREENHAM

Estate and Letting Agents



4 Village Green Way, Hull, HU7 3DR

£140,000

Nestled in the charming area of Kingswood, Hull, this delightful terraced house on Village Green Way offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and a welcoming reception room, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The house boasts a modern bathroom, ensuring that your daily routines are both comfortable and efficient. The location is particularly advantageous, with local shops and bars just a stone's throw away, providing you with all the amenities you need right on your doorstep. For families, the property falls within a desirable school catchment area, making it an excellent choice for those with children.

Accessibility is another highlight of this home, with good transport links to the nearby town of Beverley, allowing for easy commuting and exploration of the surrounding areas. Nature enthusiasts will appreciate the proximity to lovely walking routes, perfect for leisurely strolls or invigorating hikes.

Additionally, the Kingswood Retail Park is close by, offering a variety of shopping and dining options to cater to your every need. This property presents a wonderful opportunity to enjoy a vibrant community lifestyle while still having the tranquility of a residential area. Don't miss the chance to make this charming house your new home.

LOUNGE

9'8 x 12'0 max (2.95m x 3.66m max)

KITCHEN

9'11 x 12'0 max (3.02m x 3.66m max)

Base to eye level units, sink and draining unit, electric oven and gas hob with overhead extractor fan, complimentary work tops, space for washing machine, space for fridge freezer, french doors leading to the garden

BEDROOM ONE

9'7 x 12'0 max (2.92m x 3.66m max)

BEDROOM TWO

8'8 x 10'0 max (2.64m x 3.05m max)

BATHROOM

5'7 x 6'3 max (1.70m x 1.91m max)

Panelled bath, low level w/c, pedestal sink, tiled to splash back areas

OUTSIDE

Laid to lawn, paved patio path

CENTRAL HEATING

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

COUNCIL TAX BAND

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

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

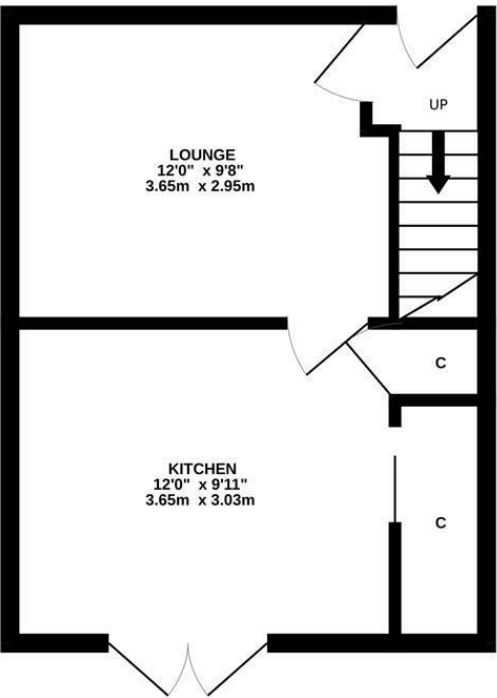
DISCLAIMER

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.

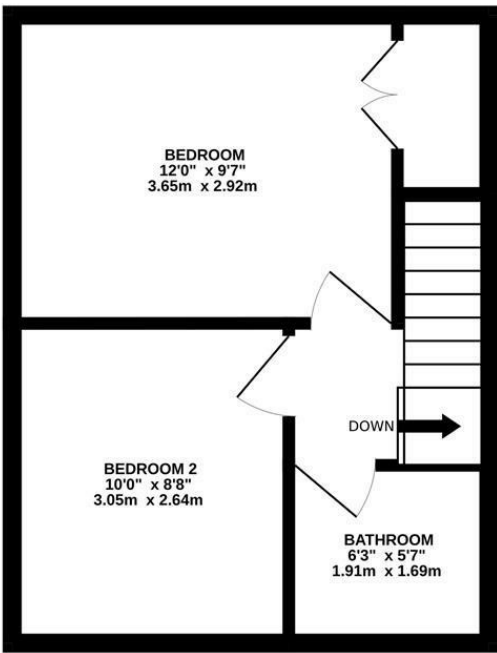
VIEWINGS

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




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		 96
(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	 82	
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

