



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 8 Maple Park, Hull, HU12 8NR

### £210,000

BEAUTIFUL THREE BED SEMI - IDEALLY LOCATED FOR PROXIMITY TO AMENITIES IN THE TOWN CENTRE - STYLISHLY PRESENTED THROUGHOUT - BRAND NEW MODERN BATHROOM - FANTASTIC OUTDOOR SPACE

Located on the highly sought after Maple Park in Hedon, this stunning three bedroom semi detached property offers a perfect blend of style, comfort and modern living. Ideally positioned within walking distance of the town centre, it benefits from excellent local amenities and good schools, making it an excellent choice for families and first time buyers.

The property has been meticulously maintained, boasting a range of improvements that enhance both its aesthetics and functionality. A brand new contemporary bathroom adds a touch of luxury, while newly fitted windows, a stylish composite front door and elegant French doors leading to the rear garden contribute to the home's sleek and modern feel. A recently installed boiler and consumer unit ensure energy efficiency and reliability, while the rear garden has been thoughtfully opened up to create a more spacious and inviting outdoor area.

Internally, the property offers a well designed layout, comprising a welcoming entrance hall, a spacious living room and a well appointed kitchen diner, perfect for entertaining guests or enjoying family meals. The first floor provides three generously sized bedrooms, all beautifully presented, along with a recently updated family bathroom, finished to a high standard.

Externally, the home continues to impress with a lovely secluded rear garden that backs onto the nearby fishing pond. The outdoor space is perfect for relaxing and entertaining. A side drive at the front of the property provides convenient off street parking, adding to the home's practicality.

This beautifully presented and move in ready home is an ideal choice for buyers seeking a stylish and well located property in a peaceful and desirable area.

BOOK YOUR VIEWING NOW

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and door to...

### LOUNGE

*14'7 x 14'2 max (4.45m x 4.32m max)*

a spacious, stylish living room with under stairs storage and door to...

### KITCHEN DINER

*12'5 x 17'5 max (3.78m x 5.31m max)*

a fantastic open kitchen diner with a range of eye and base level units with complementing work surfaces, sink basin with mixer tap and drainer unit, integrated oven with gas hob, integrated washing machine, space for American style fridge freezer, with French doors to the rear garden

## FIRST FLOOR

### LANDING

### BEDROOM 1

*9'4 x 11'2 max (2.84m x 3.40m max)*

a lovely primary bedroom, overlooking the rear garden

### BEDROOM 2

*7'9 x 13'2 max (2.36m x 4.01m max)*

another good sized double bedroom

### BEDROOM 3

*9'9 x 6'3 max (2.97m x 1.91m max)*

with fitted wardrobes

### BATHROOM

a brand new beautiful modern bathroom with low level w/c, sink basin with vanity unit and tiled bath with waterfall and hand held shower attachments, with floor to ceiling tiles

### OUTSIDE

a wonderful secluded rear garden with artificial grass, paved and tiled patio areas and raised decking area, with pergola, enclosed by timber fencing

### 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 C.

### 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.

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

Symonds + Greenham have been informed that this property is Freehold.

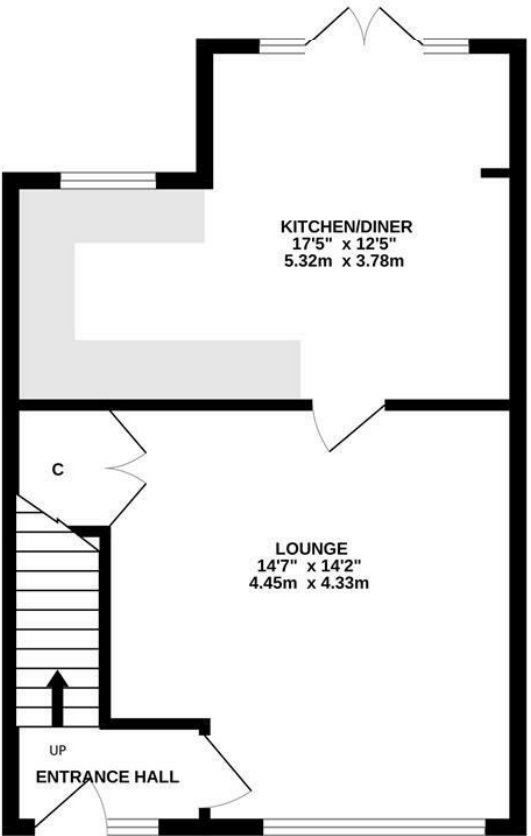
If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

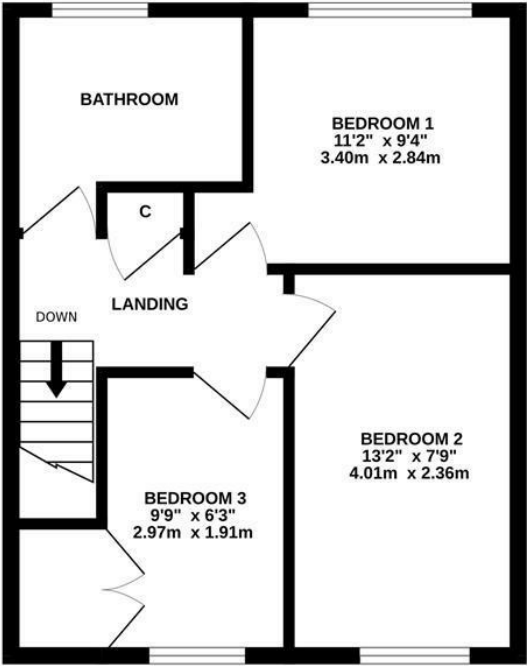
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

