



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 107 Parkfield Drive, Hull, HU3 6TF

### Offers in excess of £170,000

MODERN & STYLISH LIVING – INDOOR-OUTDOOR FLOW – CONVENIENT LOCATION & PARKING

Nestled in the desirable area of Parkfield Drive, Hull, this charming semi-detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house boasts a contemporary design, tastefully decorated to create a stylish yet homely environment. The modern bathroom is designed with functionality in mind, ensuring convenience for all residents. One of the standout features of this property is the delightful French doors that open up to the garden, allowing natural light to flood the living space and providing a seamless transition between indoor and outdoor living.

For those with vehicles, the property includes a drive with off-street parking, offering both security and ease of access. Additionally, there is ample storage throughout the house, catering to all your organisational needs.

Situated in a location with great access routes to local areas, this home is perfect for those who value convenience and connectivity. Whether you are commuting for work or exploring the vibrant community, you will find that everything you need is within easy reach.

In summary, this semi-detached house on Parkfield Drive is a wonderful opportunity for anyone looking to settle in a modern, well-appointed home in Hull. With its appealing features and prime location, it is sure to attract interest from a variety of buyers.

## LIVING ROOM

14'8 x 11'6 max (4.47m x 3.51m max)

French doors, storage cupboard

## KITCHEN

13'7 x 11'5 max (4.14m x 3.48m max)

Base to eye level units, complementary work top surfaces, electric hob with overhead extractor fan, electric oven, space for washer, space for dishwasher, space for fridge freezer, sink and draining unit

## DOWNSTAIRS W/C

Low level w/c, pedestal sink

## BEDROOM ONE

14'8 x 9'7 max (4.47m x 2.92m max)

Storage cupboard

## BEDROOM TWO

9'9 x 8'5 max (2.97m x 2.57m max)

## BEDROOM THREE

6'8 x 6'5 max (2.03m x 1.96m max)

## BATHROOM

8'5 x 5'4 max (2.57m x 1.63m max)

Panelled bath with overhead shower attachment, vanity hand basin, low level w/c, tiled to splash back areas

## OUTSIDE

Drive to the side of the property. Rear garden is laid to lawn with a timber shed

## 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"

## DOUBLE GLAZING

The property has the benefit of double glazing.

## TENURE

Symonds + Greenham have been informed that this property is Freehold

## DISCLAIMER

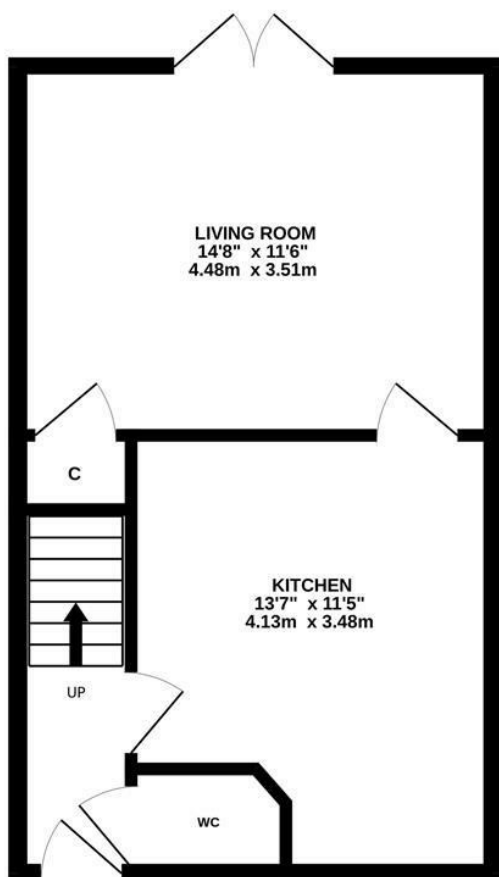
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

## VIEWINGS

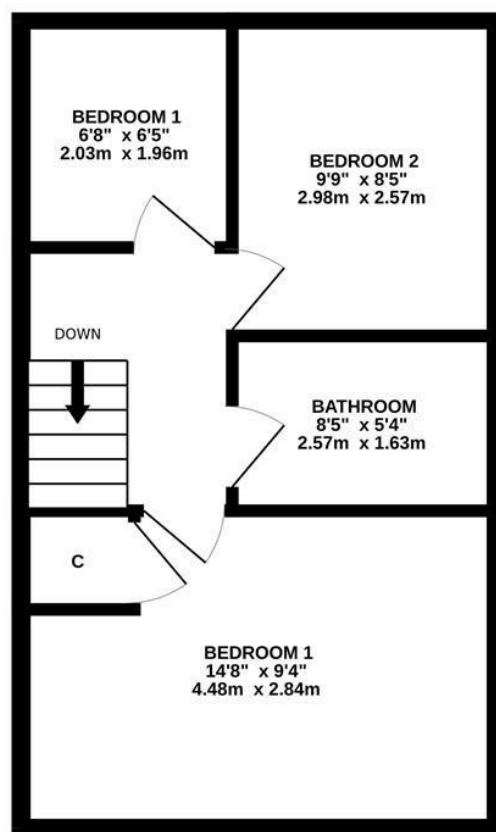
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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	<b>96</b> <b>83</b>
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 (02 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	

