



SYMONDS + GREENHAM

Estate and Letting Agents



16 Parkfield Drive, Hull, HU3 6TB

£145,000

THREE SPACIOUS BEDROOMS AND MODERN KITCHEN IDEAL FOR FAMILY LIVING - GENEROUS DINING AREA WITH FRENCH DOORS LEADING TO THE GARDEN - OFF-STREET PARKING AND EXCELLENT TRANSPORT LINKS NEAR LOCAL AMENITIES

Nestled on Parkfield Drive in Hull, this well-presented mid-terrace house offers a perfect blend of comfort and convenience, making it an ideal family home. With three spacious bedrooms, this property provides ample space for both relaxation and family activities. The inviting reception room is perfect for unwinding after a long day, while the generous dining area, enhanced by French doors, seamlessly connects to the garden, creating an excellent space for entertaining or enjoying al fresco dining during the warmer months.

The modern kitchen is thoughtfully designed, catering to all your culinary needs with its contemporary fittings and ample storage. This home also benefits from off-street parking, a valuable feature in this bustling area.

Situated close to local amenities, residents will find a variety of shops, schools, and recreational facilities within easy reach. Additionally, the property boasts excellent transport links, ensuring quick and convenient access to Hull and its surrounding areas.

This charming three-bedroom home on Parkfield Drive is not just a property; it is a lifestyle choice, offering comfort, space, and accessibility in a vibrant community. Don't miss the opportunity to make this delightful house your new home.

LOUNGE

13'1 x 11'4 max (3.99m x 3.45m max)

With feature fireplace

DINER

17'1 x 11'11 max (5.21m x 3.63m max)

With space for fridge freezer and french doors leading the rear garden

KITCHEN

15'2 x 6'11 max (4.62m x 2.11m max)

With base to eye level units, complementary work top surfaces, sink and draining unit, electric oven and gas hob with overhead extractor fan, space for dishwasher, space for washing machine

BEDROOM ONE

12'7 x 9'11 max (3.84m x 3.02m max)

With fitted wardrobes

BEDROOM TWO

12'2 x 8'8 max (3.71m x 2.64m max)

BEDROOM THREE

10'1 x 6'11 max (3.07m x 2.11m max)

BATHROOM

5'7 x 5'2 max (1.70m x 1.57m max)

Featuring a panelled bath with overhead shower attachment, vanity hand basin, tiled to splash back areas

W/C

With low level w/c

OUTSIDE

The front of the property features a drive for off street parking. The rear features a patio paved garden surrounded by shrubbery and a brick built 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 "B"

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.

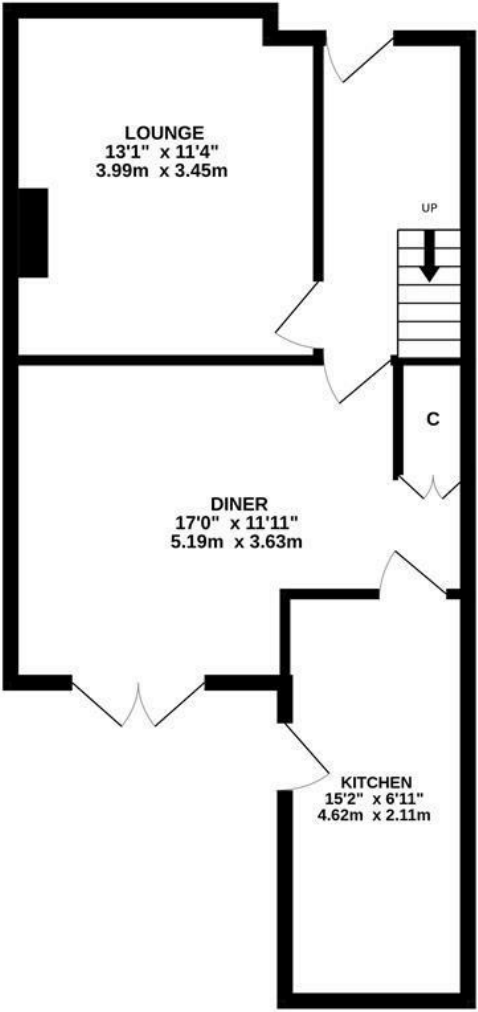
TENURE

Symonds + Greenham have been informed that this property is Freehold

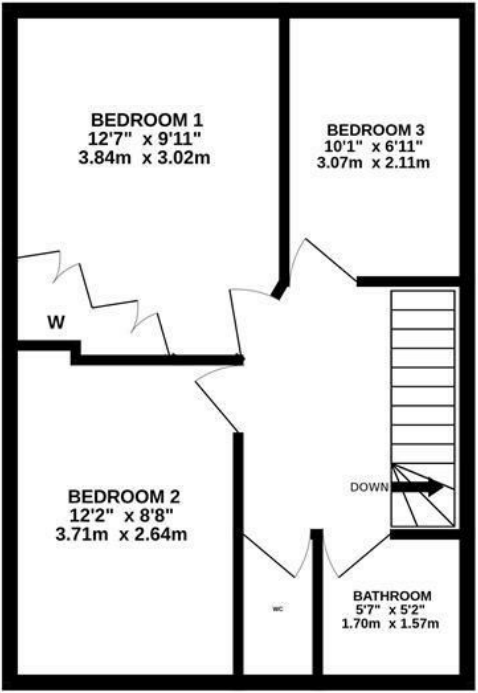
VIEWINGS

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

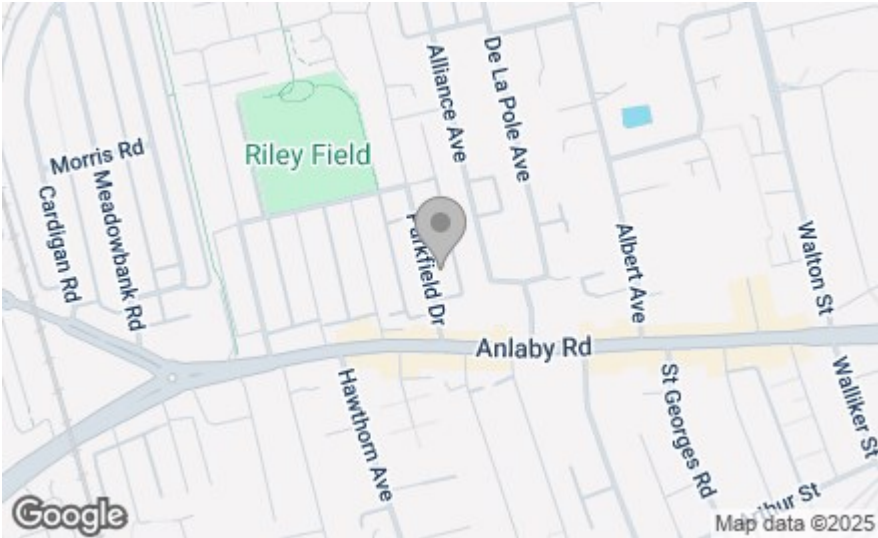
GROUND FLOOR




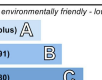
1ST FLOOR



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		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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			
(92 plus) A			83
(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	