



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 43 New Forest Way, Hull, HU7 3FX

### £210,000

FANTASTIC THREE BED SEMI DETACHED - IDEAL FAMILY HOME - POPULAR HU7 LOCATION - CLOSE TO AMENITIES AND EXCELLENT SCHOOLS - WELL PRESENTED THROUGHOUT - OFF STREET PARKING FOR 2 VEHICLES

Located on the ever popular New Forest Way in Kingswood, this fantastic three bedroom semi detached property offers generous living space and a convenient setting close to excellent schools, local shops, and amenities—making it the perfect choice for a family home.

The ground floor features a welcoming entrance hall, a bright and spacious living room with a charming focal fireplace, and a well appointed kitchen diner ideal for everyday family life and entertaining. There is also a downstairs WC and a useful utility area, adding to the practicality of the layout.

Upstairs, you'll find three well proportioned bedrooms, including a primary bedroom with en suite, as well as a good sized family bathroom.

Externally, the property boasts a secluded rear garden, thoughtfully landscaped with a paved patio, gravel, and low-maintenance artificial lawn—perfect for relaxing or hosting in the warmer months. To the front, a block paved driveway provides off street parking for two vehicles.

A fantastic opportunity to secure a spacious and well located home in one of Kingswood's most sought after spots. Early viewing is highly recommended.

CALL NOW TO ARRANGE A VIEWING!

### **CENTRAL HEATING**

The property has the benefit of gas central heating, with a new boiler installed in 2022 (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**

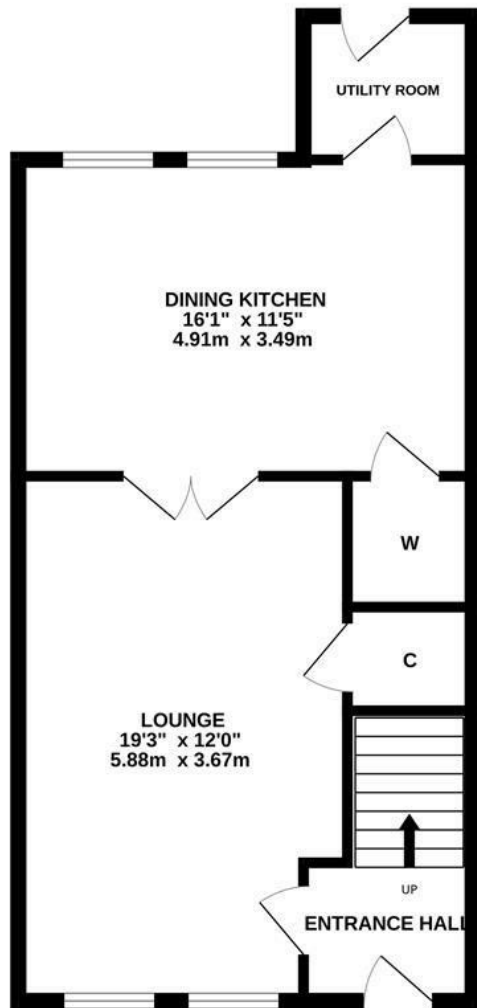
Symonds + Greenham have been informed that this property is Freehold.

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

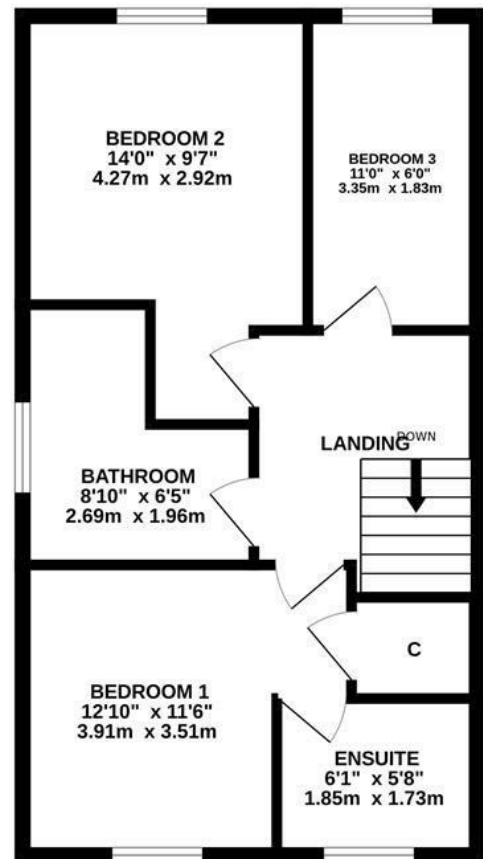
### **VIEWINGS**

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

GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.




1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1012sq.ft. (94.0 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>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>72</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	
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EU Directive 2002/91/EC	

