



SYMONDS + GREENHAM

Estate and Letting Agents



32 Crane Road, Hull, HU7 3FW

£330,000

SENSATIONAL FOUR BED DETACHED - STYLISHLY PRESENTED THROUGHOUT - THREE BATHROOMS - OPEN PLAN LIVING - TWO LIVING ROOMS - CLOSE TO LOCAL AMENITIES - IDEAL FAMILY HOME - SOUGHT AFTER HU7 LOCATION

A superb four bedroom detached property situated on Crane Road in the highly sought after Kingswood development — an ideal family home offering space, style and modern living throughout. Perfectly positioned close to local amenities, shops, restaurants and well regarded schools, in a quiet residential location.

Beautifully presented, the property boasts a contemporary design with generous proportions and a layout that's ideal for busy family life.

The ground floor comprises an inviting entrance hall, a bright and spacious living room, an impressive open plan kitchen dining area perfect for entertaining, a versatile snug or second lounge, a utility room and a convenient downstairs wc.

Upstairs there are four excellent sized bedrooms, two of which benefit from their own en suite bathrooms, as well as a modern family bathroom.

Externally, the property enjoys a lovely rear garden — perfect for relaxing or for children to play — along with a garage and driveway to the front providing ample off street parking.

This is a wonderful opportunity to secure a well presented, move in ready family home in one of Kingswood's most desirable and peaceful settings. Early viewing is highly recommended.

BOOK YOUR VIEWING NOW!

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 E.

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

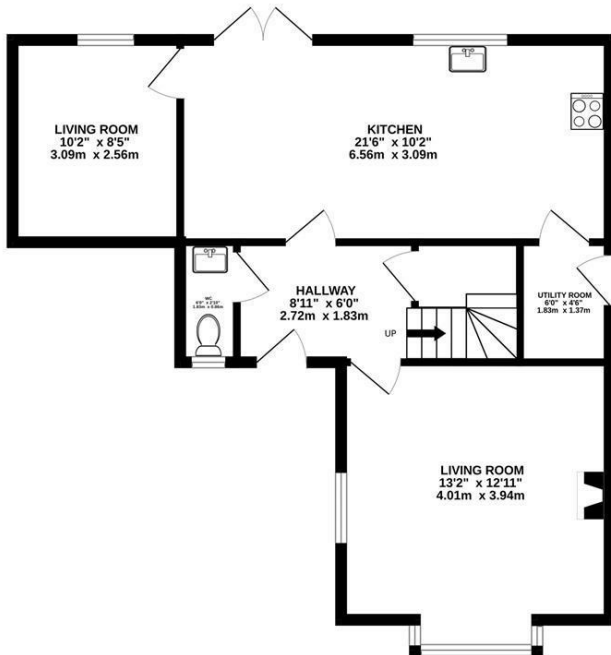
Symonds + Greenham have been informed that this property is Freehold.

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

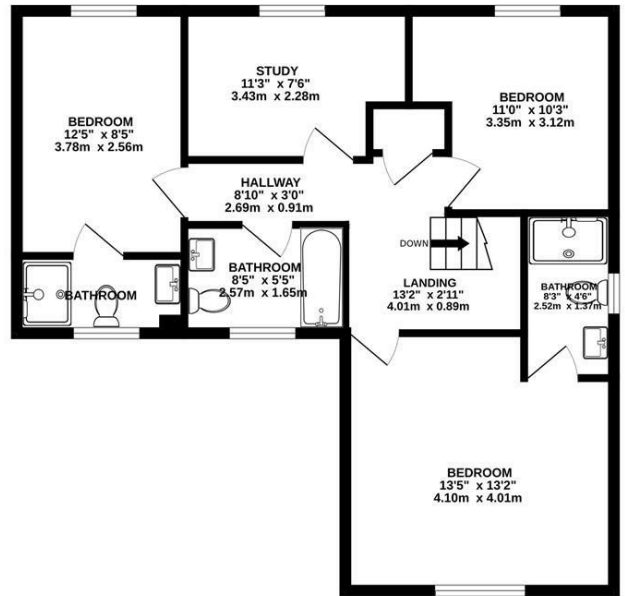
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1293sq.ft. (120.1 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) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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	

