



SYMONDS + GREENHAM

Estate and Letting Agents



20 Lil Bilocca Way, Hull, HU7 3LW

£190,000

FANTASTIC THREE BED SEMI - LARGER THAN AVERAGE GARDEN - WELL PRESENTED THROUGHOUT - SIDE DRIVE - STONE'S THROW FROM LOCAL AMENITIES - CLOSE PROXIMITY TO PRIMARY SCHOOL - IDEAL FOR FAMILIES AND FIRST TIME BUYERS - MOVE IN READY

This well presented three bedroom semi detached property is situated on Lil Bilocca Way in the ever popular Kingswood development. Ideally positioned just a stone's throw from a local primary school and directly across the road from a great selection of shops and cafés, the location is perfect for families and professionals alike. Set on an excellent plot, the home benefits from a larger than average rear garden and a private side drive providing off street parking.

Internally, the property offers a welcoming entrance hall, convenient ground floor WC, a modern kitchen diner, and a spacious living room with double doors opening out to the garden — perfect for family living and entertaining. Upstairs are three well proportioned bedrooms and a contemporary family bathroom.

Externally, the standout feature is the superb, generous rear garden — an ideal space for relaxing, play or outdoor dining. With its combination of space, style, and prime Kingswood location, this property makes a fantastic family home.

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 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

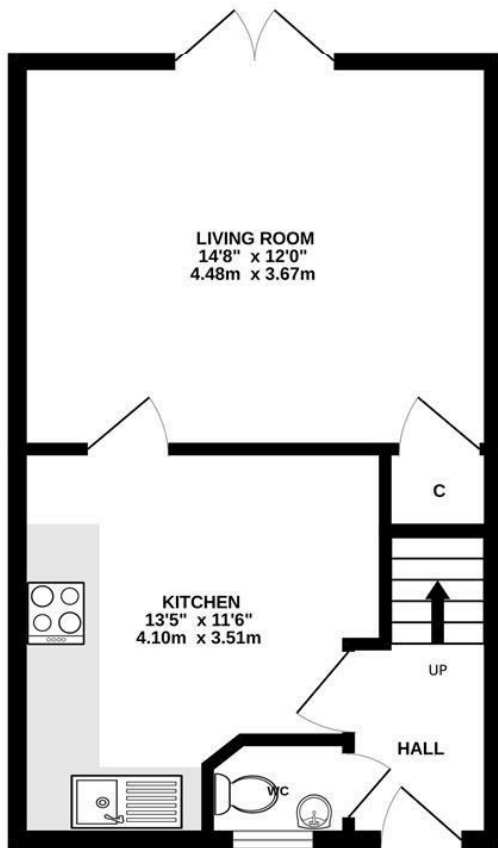
Symonds + Greenham have been informed that this property is Freehold.

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

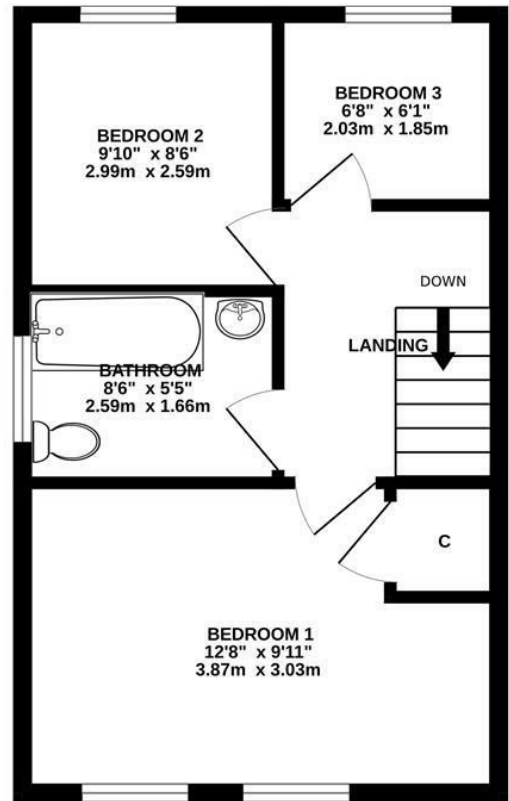
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 759sq.ft. (70.5 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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			
(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	

