



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **16 Furlong Drive, Hull, East Yorkshire HU7 3FL**

### **£190,000**

FANTASTIC THREE BED END TERRACED - POPULAR KINGSWOOD LOCATION - EXCELLENT PLOT - STYLISHLY PRESENTED THROUGHOUT - OFF STREET PARKING - PERFECT FAMILY HOME

This three bedroom end terraced home is situated on the ever popular Kingswood development, an area well known for its excellent local amenities and family friendly appeal. Well regarded schools, a supermarket, cinema, restaurants and a wide variety of retail outlets are all within easy reach, making this a highly convenient and desirable location. The property offers modern, low maintenance living with a stylish finish throughout. It has a warm and welcoming feel from the moment you step inside and would be perfect for a small family, a first time buyer or anyone looking for a home they can move straight into without needing to lift a finger.

Internally, the accommodation briefly comprises an entrance hall, a comfortable living room, a modern kitchen/diner with plenty of space for family meals, and a downstairs WC. To the first floor are two well proportioned double bedrooms, a further single bedroom and a contemporary family bathroom. Externally, the property enjoys lovely open views to the front, off street parking and a fantastic rear garden that captures the sun throughout the day, providing an ideal space to sit out and relax.

DON'T MISS OUT...BOOK YOUR VIEWING TODAY!

#### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

#### **DOUBLE GLAZING**

The property has the benefit of double glazing.

#### **VIEWINGS**

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

#### **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.

#### **TENURE**

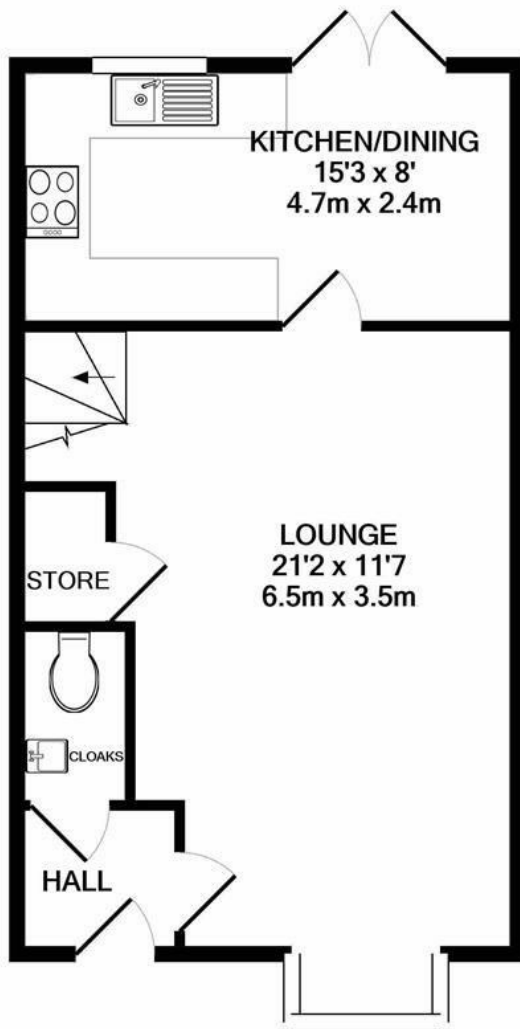
Symonds + Greenham have been informed that this property is Freehold.

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

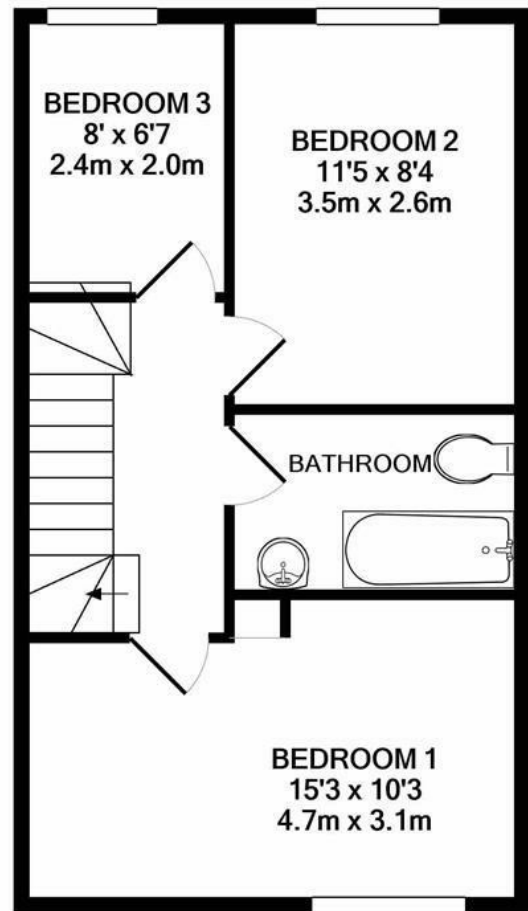
#### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band C.





GROUND FLOOR  
APPROX. FLOOR  
AREA 423 SQ.FT.  
(39.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 414 SQ.FT.  
(38.5 SQ.M.)

**TOTAL APPROX. FLOOR AREA 837 SQ.FT. (77.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>95</b>
(81-91) <b>B</b>		<b>82</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			
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	

