



SYMONDS + GREENHAM

Estate and Letting Agents



30 Parcevall Drive, Hull, HU7 3EU **Offers over £200,000**

THREE BED DETACHED - POPULAR LOCATION - TWO BATHROOMS - GARAGE AND OFF STREET PARKING

Presenting a charming 3 bedroom detached property nestled on Parcevall Drive in the sought after Kingswood area. Located just a stone's throw away from the bustling retail park with a superstore and an array of shops and cafes, this residence offers the perfect blend of convenience and comfort.

Upon entry, you are welcomed into the inviting entrance hall, leading to the ground floor accommodation, which includes a spacious living room, a dining room, a well appointed kitchen, and a convenient w/c. Venture upstairs to discover three generously sized bedrooms, with the primary bedroom featuring an en suite for added convenience. Completing the first floor is a modern bathroom, ideal for relaxation and rejuvenation.

Externally, the property boasts a lovely rear garden, offering a tranquil outdoor retreat for leisure and entertaining. Additionally, a front/side drive and garage provide ample parking and storage space for vehicles and outdoor essentials.

With its desirable location, spacious interiors, and outdoor amenities, this 3-bedroom detached property on Parcevall Drive presents an excellent opportunity for those seeking a comfortable and convenient lifestyle in Kingswood.

DO NOT DELAY...BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

14'3 x 10'3 max (4.34m x 3.12m max)

a spacious room with fireplace



DINING ROOM

10'9 x 8'1 max (3.28m x 2.46m max)



KITCHEN

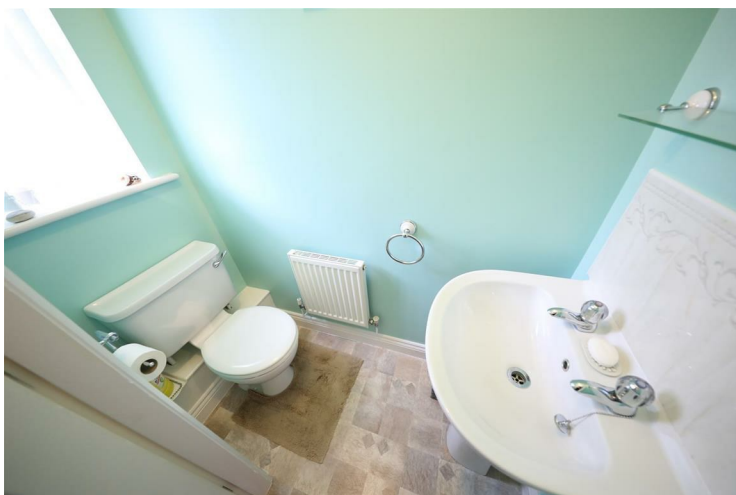
12'5 x 8'0 max (3.78m x 2.44m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with electric hob, plumbing for washing machine, space for under counter fridge and freezer and door to the side drive



W/C

with low level w/c and pedestal sink basin



FIRST FLOOR

BEDROOM 1

11'9 x 10'0 max (3.58m x 3.05m max)

a spacious double bedroom with fitted wardrobes and door to...



EN SUITE

with pedestal sink basin and shower cubicle



BEDROOM 2

13'5 x 10'0 max (4.09m x 3.05m max)

a good sized double bedroom



BEDROOM 3

10'5 x 6'4 max (3.18m x 1.93m max)



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.

BATHROOM

with low level w/c, pedestal sink basin and panelled bath with electric shower, with tiles to splash back areas



OUTSIDE

a good sized rear garden with lawn, gravel, raised decking area with planters, enclosed by timber fencing



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 C.

DISCLAIMER

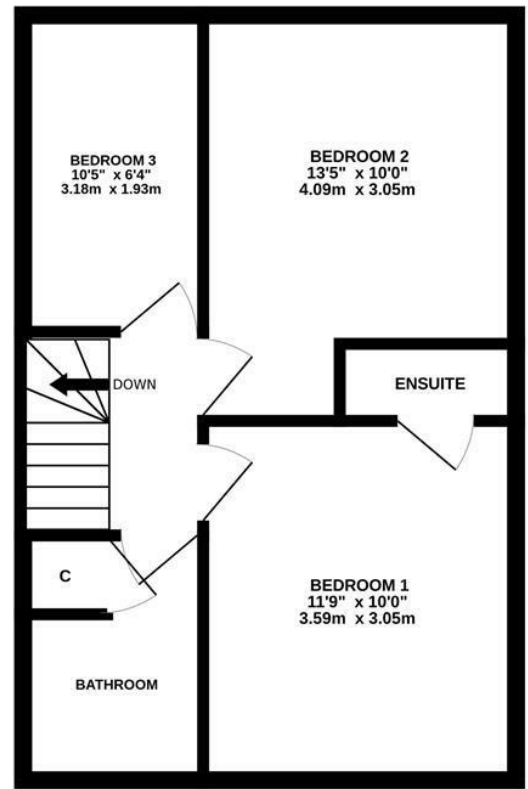
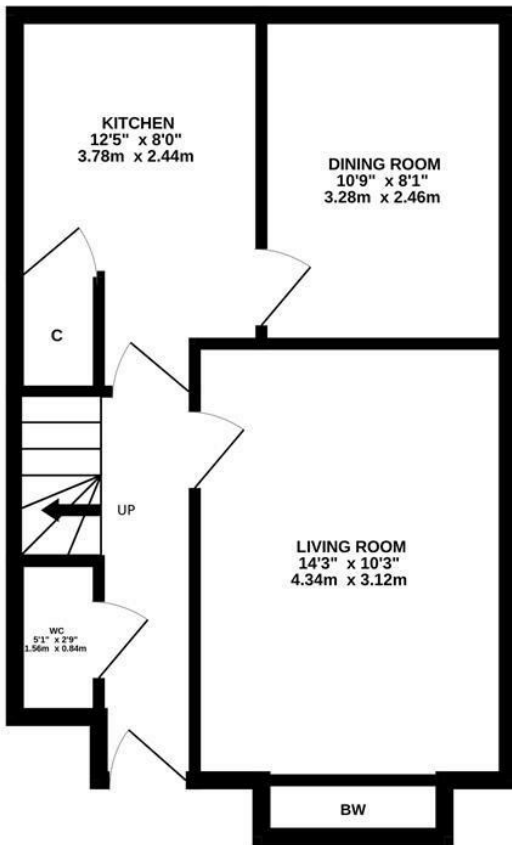
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

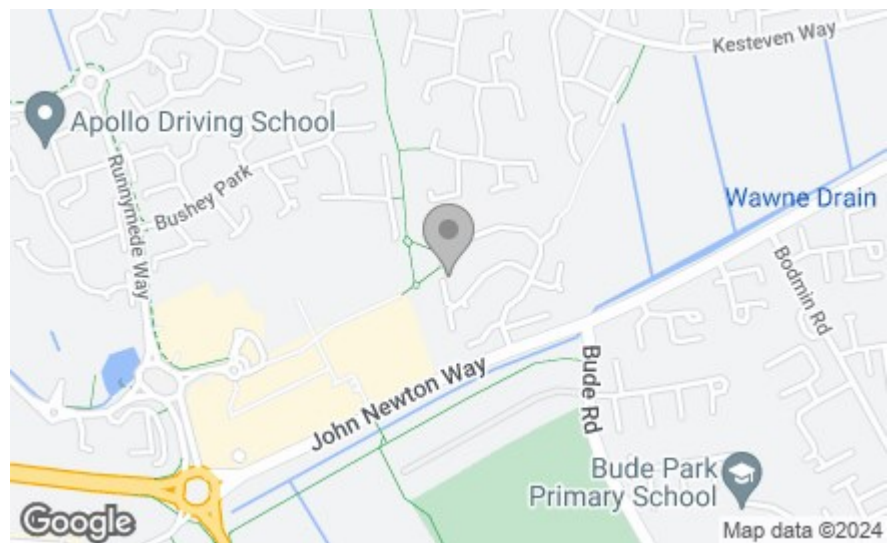
The property has the benefit of double glazing.

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	
(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