



SYMONDS + GREENHAM

Estate and Letting Agents



66 Brandon Way, Hull, HU7 3EL

£155,000

BEAUTIFULLY PRESENTED TWO BEDROOM HOME WITH AN EXTENDED KITCHEN/DINER, GENEROUS DRIVEWAY, AND A STUNNING REAR GARDEN WITH SUMMER HOUSE, PERFECTLY LOCATED IN THE SOUGHT-AFTER KINGSWOOD AREA CLOSE TO LOCAL AMENITIES.

Nestled in the tranquil cul de sac of Brandon Way, this well presented two bedroom semi detached house in Kingswood offers a delightful blend of comfort and convenience. The property features a spacious and cosy lounge, perfect for relaxation and an extended kitchen/diner that provides an ideal space for family meals and entertaining guests.

The two generously sized bedrooms ensure ample room for rest and personal space, while the family bathroom is well appointed for everyday needs. Outside, the large front drive accommodates for off street parking, making it practical for families or those with multiple cars.

The beautiful rear garden is a standout feature, complete with a decking area for outdoor dining, a lush grass lawn for play, and a charming summer house that can serve as a peaceful retreat or a play area for children. Additionally, there is a gated area for bins and a shed, enhancing the garden's functionality.

Situated in the ever popular Kingswood area, this property is ideally placed for access to local amenities. Residents will appreciate the proximity to Kingswood Academy primary schools, the bustling Kingswood Retail Park, and

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 A.

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.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

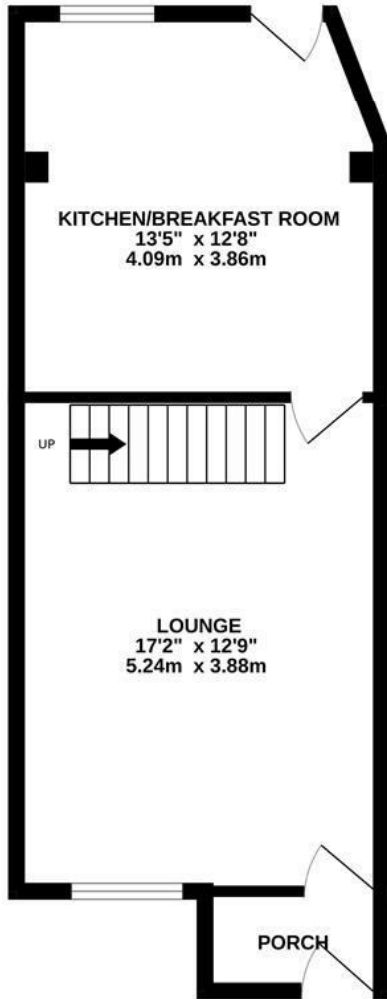
TENURE

Symonds + Greenham have been informed that this property is Freehold

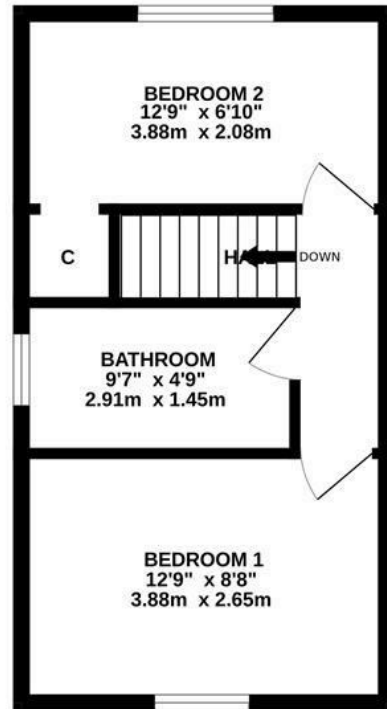
VIEWINGS

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

GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.

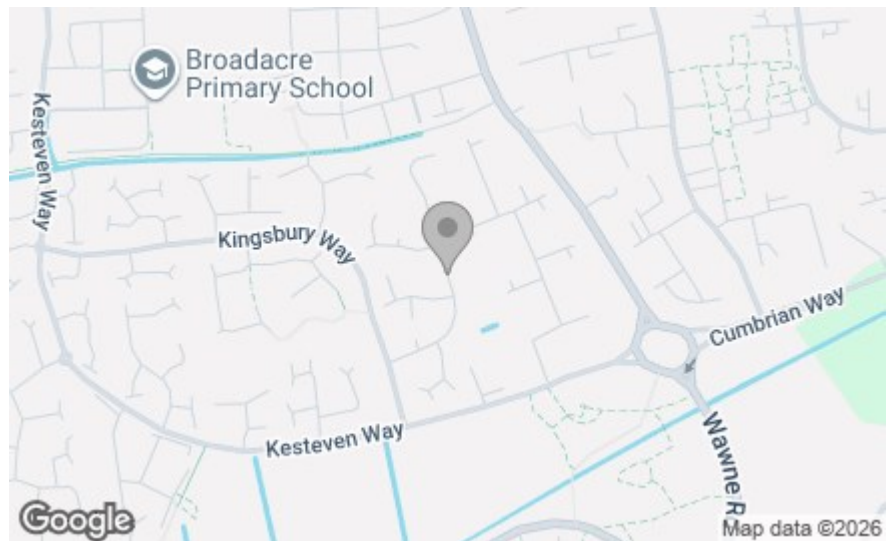


1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 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