



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **106 Pools Brook Park, Hull, East Yorkshire HU7 3GF Offers over £150,000**

Located within the popular residential development of Pools Brook Park, this well presented two bedroom end terraced home offers an excellent opportunity for first time buyers, downsizers or investors alike. The property enjoys a convenient HU7 setting, with Kingswood Retail Park and its extensive range of shops, supermarkets, restaurants and leisure facilities just a short distance away.

The accommodation is thoughtfully arranged and comprises an entrance hall, a handy ground floor WC, a modern fitted kitchen and a spacious living room to the rear, providing an ideal space for both everyday living and entertaining.

To the first floor are two generous double bedrooms, both offering comfortable accommodation, together with a contemporary bathroom finished in a modern style.

Outside, the property benefits from a good sized rear garden, predominantly laid to lawn, providing an attractive and easy to enjoy outdoor space. To the front is a small grass garden, while an allocated block paved parking space provides added convenience.

Combining practical living space, modern finishes and a highly convenient location, this is a fantastic home in a sought after area with excellent amenities close at hand.

**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.

### **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**

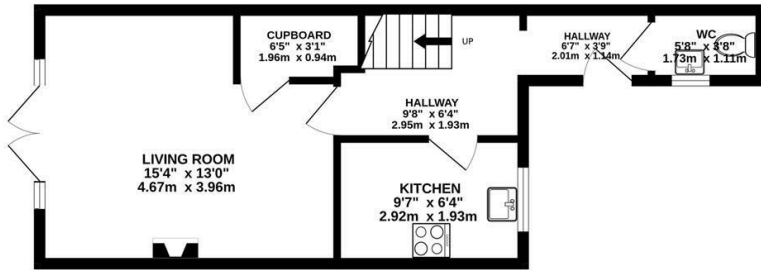
Symonds + Greenham have been informed that this property is Freehold.

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

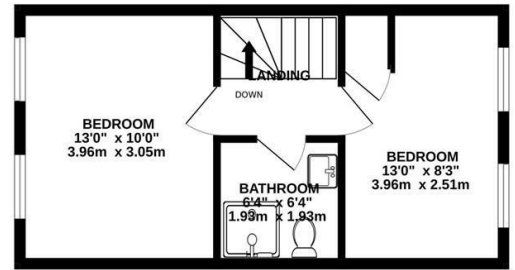
### **VIEWINGS**

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 674sq.ft. (62.6 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	
(82 plus) A	86
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

