



SYMONDS + GREENHAM

Estate and Letting Agents



14 Shinewater Park, Hull, East Yorkshire HU7 3GG

£235,000

Symonds and Greenham are delighted to present this beautifully presented detached family home, situated in the ever popular Kingswood development. Ideally located close to well regarded schools, a supermarket, cinema, restaurants and a wide range of local amenities, this fantastic property offers spacious, move in ready accommodation with stylish décor throughout.

The ground floor boasts a generous living room, a stunning contemporary kitchen diner complete with a central island, creating the perfect space for both everyday family life and entertaining, along with an adjoining utility room and a convenient downstairs WC.

To the first floor are two well proportioned double bedrooms, including a principal bedroom with a modern en suite shower room, a good sized third bedroom and a stylish family bathroom.

Externally, the property benefits from attractive front and rear gardens, with the rear garden enjoying a sought after south facing aspect, providing an ideal space to relax and enjoy the sunshine. A garage and off street parking complete this superb home, which is sure to appeal to a wide range of buyers.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

The property has the benefit of gas central heating.

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

VIEWINGS

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

COUNCIL TAX BAND

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

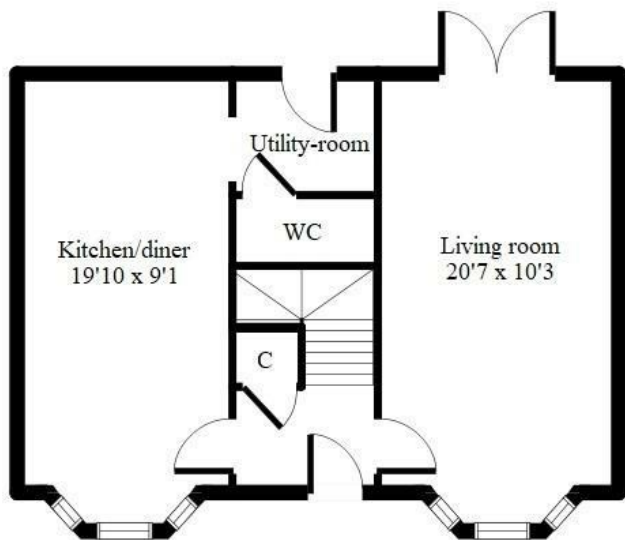
FLOOR PLAN DISCLAIMER

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.

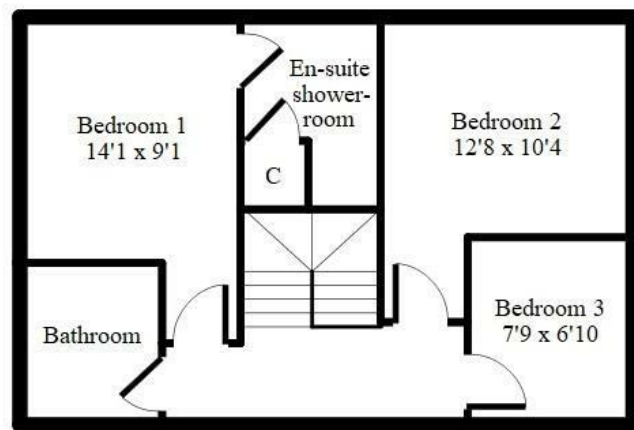
TENURE

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.



Ground floor



First floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		77	
(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			
(02 plus) A			
(81-91) B			88
(69-80) C		77	
(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	

