



SYMONDS + GREENHAM

Estate and Letting Agents



7 Sandwell Park, Hull, HU7 3GY

Offers over £145,000

Situated on the ever popular Kingswood development, this stylish two bedroom terraced home on Sandwell Park enjoys a quiet residential setting while remaining close to a wide range of local amenities. Beautifully presented throughout, the property would be an ideal purchase for first time buyers or those looking to downsize, offering a comfortable and low maintenance lifestyle.

The ground floor features a bright open plan kitchen and lounge/dining area with contemporary kitchen spotlights, plus a useful utility/storage cupboard. Upstairs are two well proportioned double bedrooms and a modern family bathroom, all beautifully presented and ready to move into.

Outside, the property benefits from a good sized rear garden with recently added decking (2023), lawn and Bluetooth controlled outdoor lighting — perfect for relaxing or entertaining. Further advantages include an allocated parking space to the rear and a new boiler installed in 2023.

Overall, this is a well balanced and inviting home in a popular and convenient location, ready to move straight into.

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 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.

TENURE

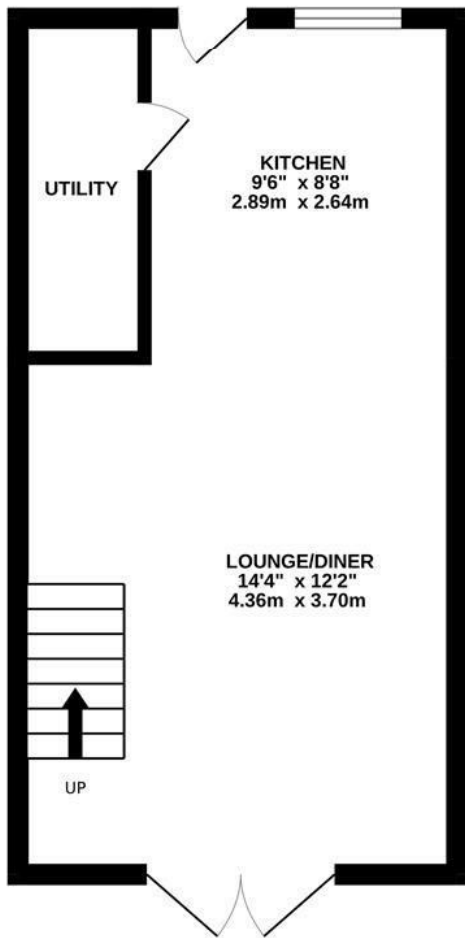
Symonds + Greenham have been informed that this property is Freehold.

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

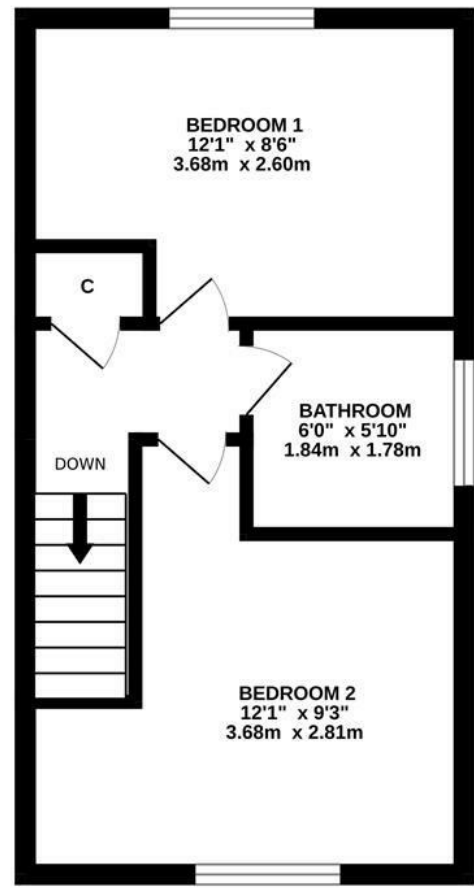
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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		78	83
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		
(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			

