



SYMONDS + GREENHAM

Estate and Letting Agents



9 Lil Bilocca Way, Hull, East Yorkshire HU7 3LW

£200,000

MODERN THREE-BED SEMI-DETACHED HOME IN KINGSWOOD - DRIVEWAY PARKING FOR TWO CARS - SPACIOUS LOUNGE WITH DOUBLE DOORS TO GARDEN - CONTEMPORARY KITCHEN-DINER & GROUND-FLOOR WC - THREE WELL-PROPORTIONED BEDROOMS - STYLISH FAMILY BATHROOM - LARGES REAR GARDEN - NEXT TO PRIMARY SCHOOL, SHOPS/CAFÉS - PERFECT FAMILY HOME IN A VIBRANT LOCATION

Nestled in the sought-after Kingswood development, this fantastic three-bedroom semi-detached house on Lil Bilocca Way presents an exceptional opportunity for family living. The property boasts a drive that accommodates two cars, ensuring convenience for residents and guests alike.

Upon entering, you are greeted by a welcoming entrance hall that leads to the modern kitchen diner which is perfect for family meals and entertaining, while the spacious living room, with double doors opening out to the garden, creates a seamless flow between indoor and outdoor spaces. This design is ideal for those who enjoy hosting gatherings or simply relaxing with loved ones. The ground floor also features a large storage cupboard and W.C.

Upstairs, you will find three well-proportioned bedrooms, each offering ample space for rest and relaxation. The contemporary family bathroom completes the upper floor, providing a stylish and functional area for daily routines. One of the standout features of this property is the generous rear garden, the largest on the street. This outdoor space is perfect for unwinding, children's play, or al fresco dining, making it a true haven for families. The location is equally impressive, situated just a stone's throw from a local primary school and up the road from a delightful selection of shops and cafés. This prime position makes it an ideal choice for families and professionals seeking a vibrant community atmosphere. With its combination of space, style, and a fantastic location, this property is a wonderful family home that is sure to impress. Don't miss the chance to make it yours.

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.

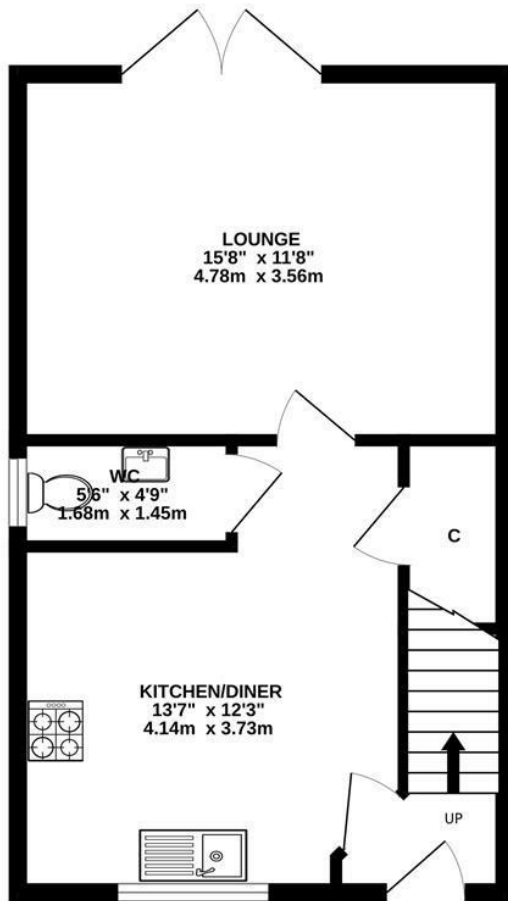
TENURE

Symonds + Greenham have been informed that this property is Freehold

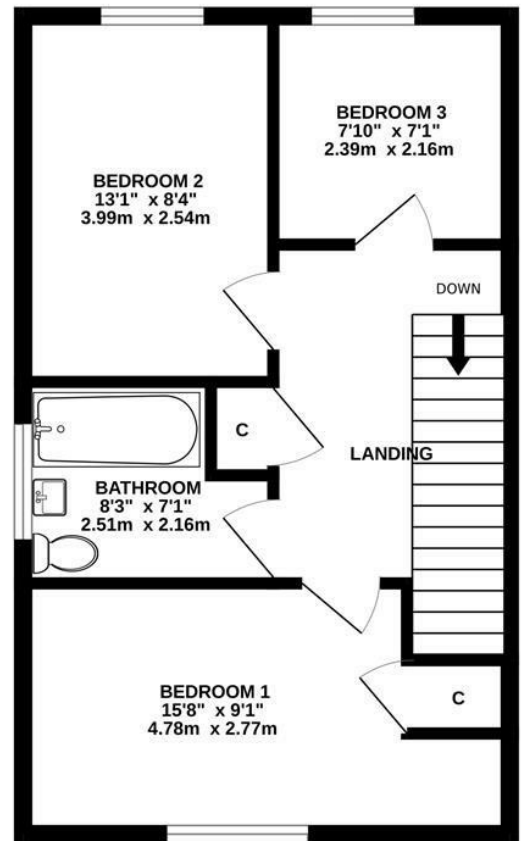
VIEWINGS

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


GROUND FLOOR



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		95
(81-91) B		
(69-80) C	84	
(55-68) D		
(39-54) E		
(21-38) F		84
(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	