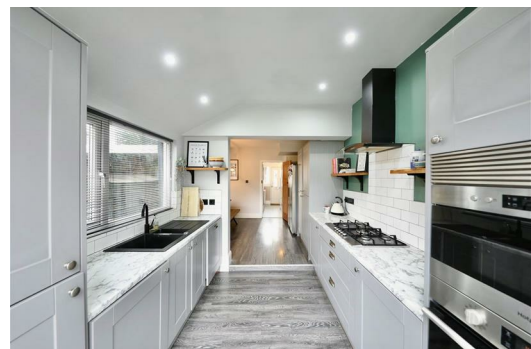




SYMONDS + GREENHAM

Estate and Letting Agents



44 Keswick Gardens, Hull, East Yorkshire HU6 8TD

£160,000

Symonds and Greenham are delighted to present this superb three bedroom home on Keswick Gardens, off Endyke Lane. Ideally positioned close to a wide range of local amenities, cafés, bars and restaurants, the property is also just a short distance from the popular village of Cottingham, making it a perfect choice for families and professionals alike.

This beautifully maintained home has been upgraded and decorated to an exceptional standard, combining contemporary style with a warm and inviting atmosphere. The ground floor features a cosy living room with bay window and log burner, flowing seamlessly into a stunning extended kitchen and dining area, fitted with a range of integrated appliances. The space is bright, airy, and thoughtfully designed, perfect for both everyday living and entertaining.

Upstairs, the property continues to impress with three generously sized bedrooms, each presented with style and attention to detail, alongside a chic family bathroom. The interiors have been carefully styled to offer a modern yet comfortable aesthetic throughout.

Externally, the home benefits from a beautifully landscaped rear garden, providing a private and tranquil outdoor space ideal for relaxing or entertaining. This exceptional property offers a harmonious blend of style, comfort, and convenience in a highly sought after location.

BOOK YOUR VIEWING NOW!

DOUBLE GLAZING

The property has the benefit of double glazing.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

VIEWINGS

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

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.

COUNCIL TAX BAND

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

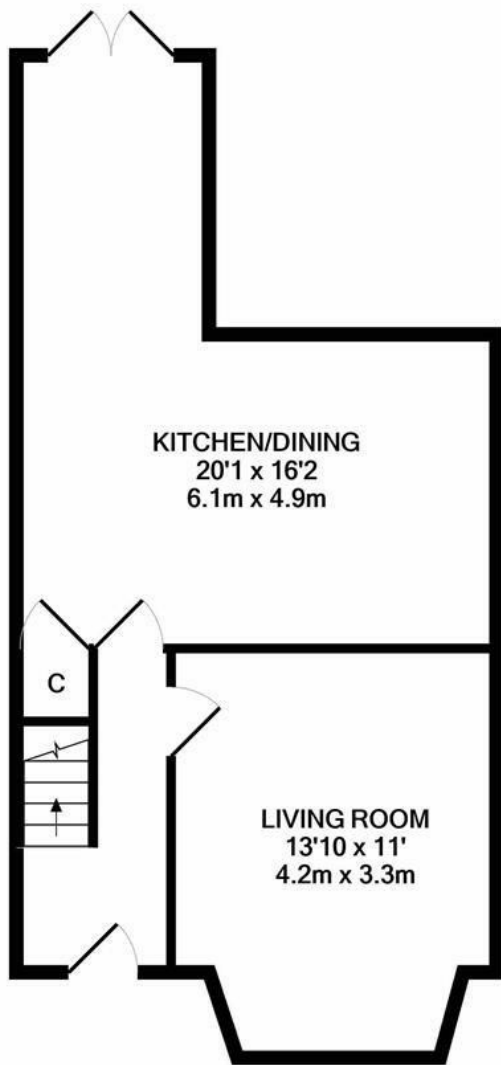
TENURE

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

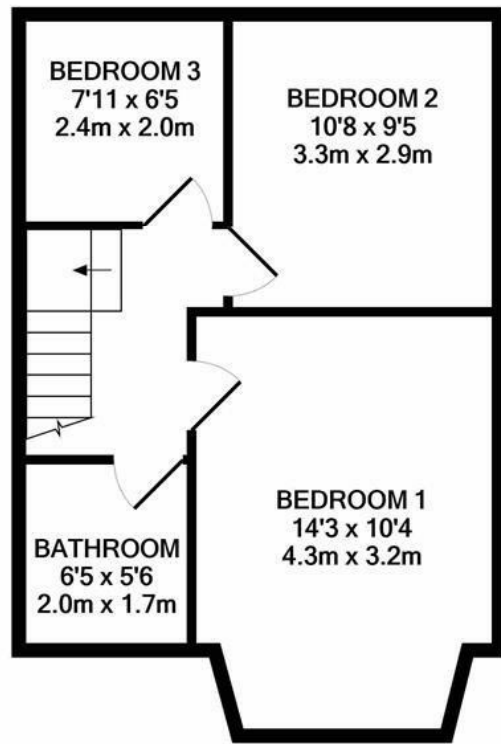
If you require more information on the tenure of this property please contact the office on 01482 444200.

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.



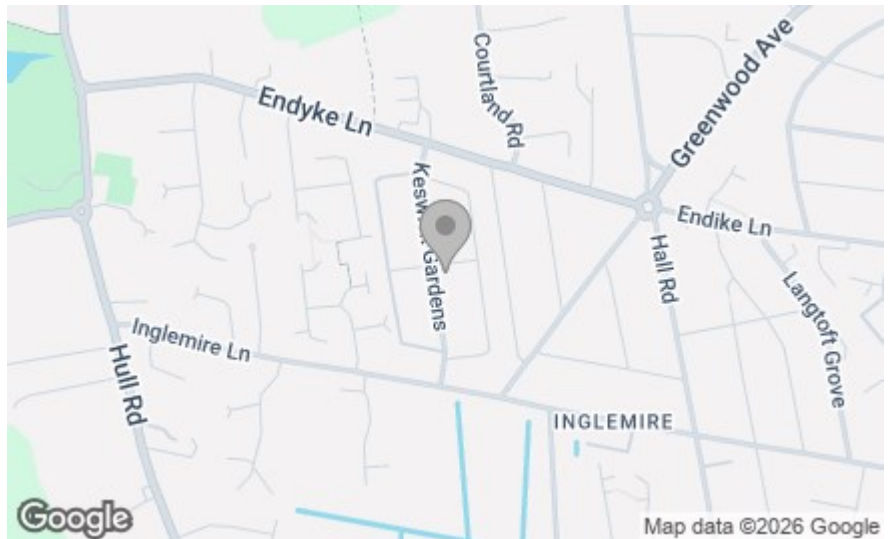
GROUND FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 803 SQ.FT. (74.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
	83
48	
<small>Very energy efficient - lower running costs</small> <small>Very energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	