SYMONDS + GREENHAM

Estate and Letting Agents









4 Kendrew Close, Hull, HU9 4DH
Offers in the region of £200,000

BEAUTIFUL THREE BED END TERRACED WITH UPGRADES - QUIET, RESIDENTIAL HU9 LOCATION - PRESENTED OVER THREE FLOORS - SOUTH WEST FACING GARDEN

Located on the quiet and well positioned Kendrew Close, this stunning three bedroom end terraced property is just three years old. Beautifully presented and thoughtfully upgraded throughout, the home is arranged over three floors and benefits from high quality finishes, including enhanced kitchen units, upgraded bathroom fittings and premium carpets. Set in a peaceful residential setting with easy access to local amenities, this is an ideal home for those seeking style, space and modern comfort in a convenient location.

The ground floor comprises a stylish entrance hall, handy w/c, contemporary kitchen diner with integrated appliances and upgraded cabinetry, and a light filled lounge with French doors opening out to the garden. To the first floor are two good sized bedrooms, a modern family bathroom and a lobby/cosy seating spot with stairs leading up to the impressive top floor. Here, you'll find the spacious and serene primary bedroom complete with en suite shower room and excellent eaves storage.

Externally, the property boasts a lovely low maintenance south west facing garden, mainly laid to lawn with a paved patio — ideal for soaking up the afternoon sun. The garden is fully enclosed by timber fencing, offering a safe and private outdoor space, while a front drive provides off street parking for two vehicles. With its excellent presentation, upgraded features and great position, this superb modern home is not to be missed.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

KITCHEN DINER
13'5 x 11'8 max (4.09m x 3.56m max)

LOUNGE
14'10 x 11'8 max (4.52m x 3.56m max)

WC

FIRST FLOOR

LANDING

LOBBY
6'4 x 5'10 max (1.93m x 1.78m max)

BEDROOM 2
14'9 x 8'9 max (4.50m x 2.67m max)

BEDROOM 3
9'6 x 8'2 max (2.90m x 2.49m max)

BATHROOM

SECOND FLOOR

BEDROOM 1
18'9 x 14'9 max (5.72m x 4.50m max)

EN SUITE

EAVES STORAGE

OUTSIDE

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 C.

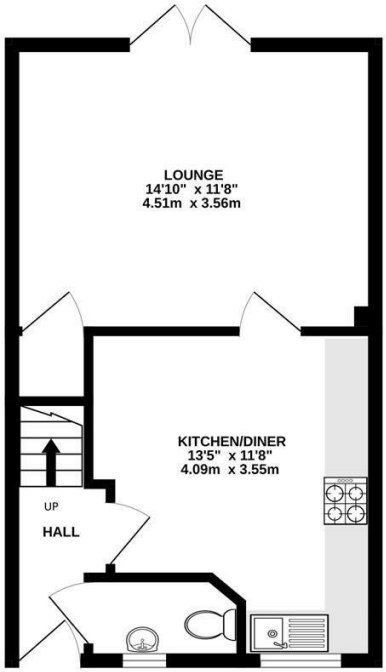
DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING
The property has the benefit of double glazing.

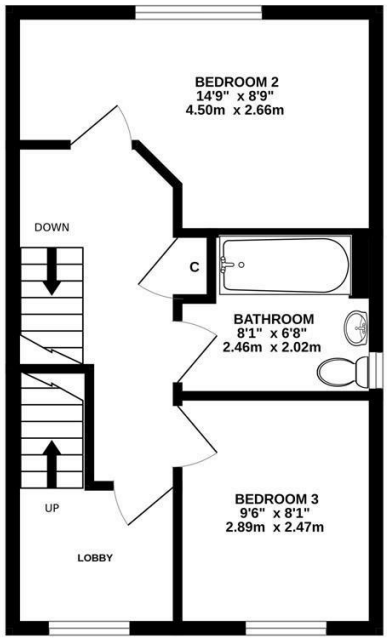
TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

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

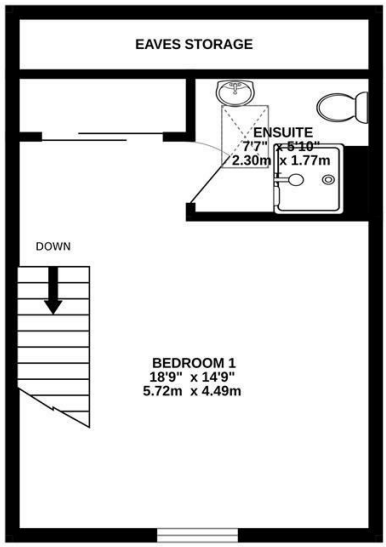
GROUND FLOOR



1ST FLOOR

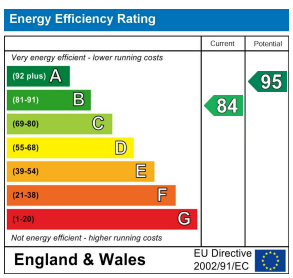


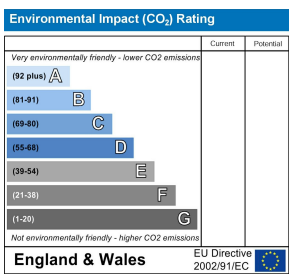
2ND FLOOR

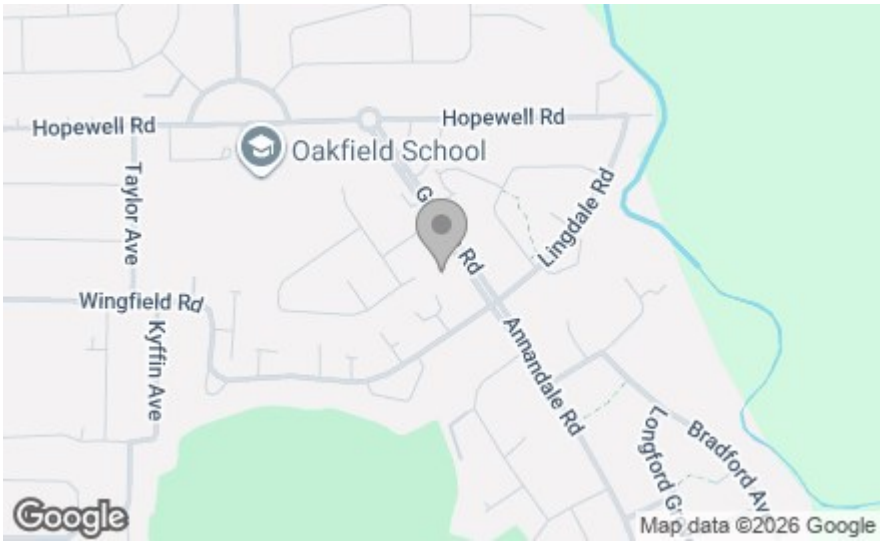


TOTAL FLOOR AREA : 1030sq.ft. (95.7 sq.m.) approx.

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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