



SYMONDS + GREENHAM

Estate and Letting Agents



19 Farrier Close, Hull, HU7 3DW

Offers in the region of £305,000

Nestled in the serene cul-de-sac of Farrier Close in Kingswood, Hull, this beautifully presented detached house is a splendid opportunity for those seeking a modern family home. With four spacious bedrooms, including a master suite complete with an ensuite bathroom, this property is designed to cater to the needs of a growing family.

The ground floor features an inviting reception room, perfect for both relaxation and entertaining. The stylish integrated kitchen diner stands out as a highlight, showcasing contemporary finishes that will delight any home chef. For added convenience, a utility room and a downstairs w/c are thoughtfully included, ensuring practicality in everyday living.

Upstairs, the four generously sized bedrooms provide ample space for rest and personalisation, complemented by a well-appointed family bathroom. The property also benefits from a garage and off-street parking for at least three vehicles, making it both functional and accommodating.

The easy-to-maintain rear garden offers a private outdoor space, ideal for enjoying sunny days or hosting gatherings. Located within close proximity to Kingswood's extensive range of shops, restaurants, schools, and transport links, this home truly embodies convenience and accessibility.

Whether you are a growing family in search of a comfortable abode or an individual seeking a peaceful retreat, this property on Farrier Close is a wonderful opportunity not to be missed. Embrace the chance to make this delightful house your new home.

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 "D"

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.

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.

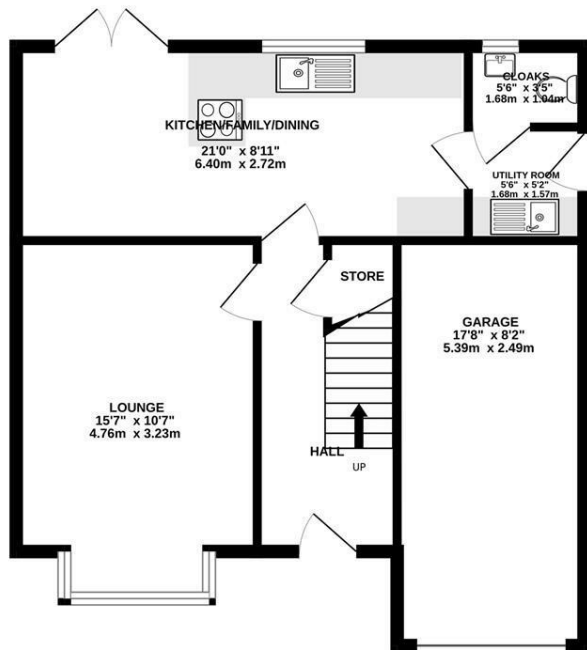
TENURE

Symonds + Greenham have been informed that this property is Freehold

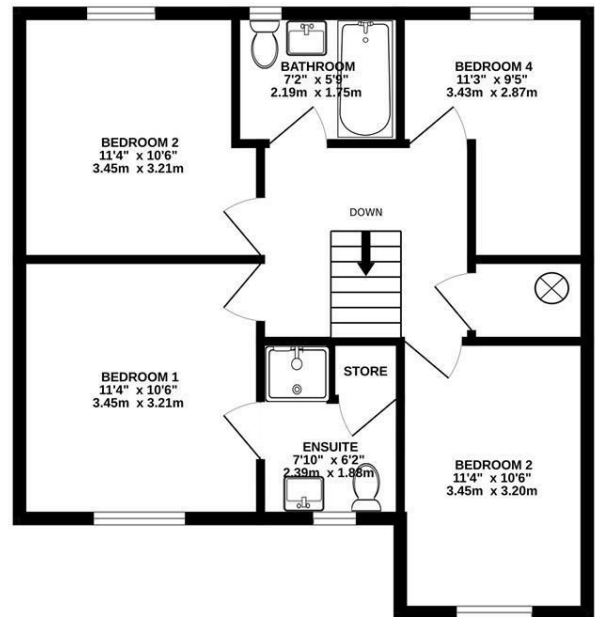
VIEWINGS

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

GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
78	82
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(81-81) 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

