



SYMONDS + GREENHAM

Estate and Letting Agents



145 Pools Brook Park, Hull, HU7 3GF Offers over £300,000

FANTASTIC FOUR BED DETACHED - HIGHLY SOUGHT AFTER LOCATION - BEAUTIFUL REAR GARDEN AND SUMMER HOUSE - CLOSE TO LOCAL AMENITIES AND SCHOOLS - PERFECT FAMILY HOME

Set within the ever popular Pools Brook Park development in HU7, this beautifully presented four bedroom detached property makes the perfect family home. Occupying a fantastic plot with generous outdoor space, it's been thoughtfully designed inside and out to offer both style and practicality.

On the ground floor, the welcoming entrance hall leads to a versatile snug – ideal as a home office, playroom or quiet retreat – alongside a stylish main living room with a warm, homely feel. The heart of the property is the modern kitchen diner, complete with ample space for family meals and entertaining, complemented by a handy utility room and ground floor w/c.

Upstairs, there are four good sized bedrooms, each offering comfort and flexibility. The primary bedroom benefits from its own en suite shower room, while the further bedrooms are served by a smartly finished family bathroom. Externally, this home really stands out. The stunning rear garden is a true highlight, designed with family life and entertaining in mind. A well kept lawn, patio areas and a fantastic summer house currently set up as a bar/lounge make it the perfect spot for summer gatherings, relaxing evenings, or a private retreat. A garden shed provides additional storage. To the front, a driveway offers off street parking for multiple vehicles, enhancing the home's practicality.

Combining space, style and a highly sought-after location, this is a property that's ready to be enjoyed by its next owners.

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 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.

TENURE

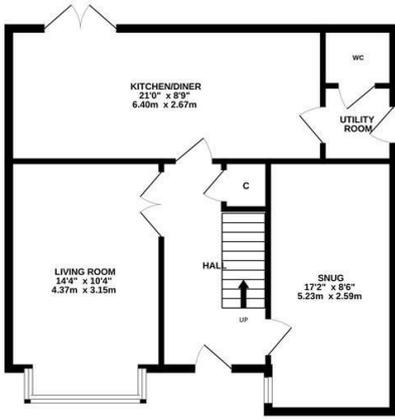
Symonds + Greenham have been informed that this property is Freehold.

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

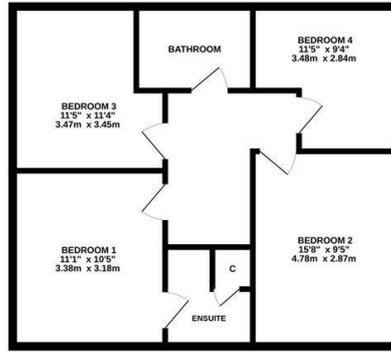
VIEWINGS

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

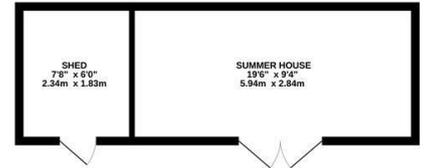
GROUND FLOOR
666 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



OUTBUILDINGS
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 1543 sq.ft. (143.3 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	
(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	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

