



SYMONDS + GREENHAM

Estate and Letting Agents



141 Grosvenor Road, Hull, HU7 3FF

£450,000

Nestled in the sought-after cul-de-sac of Grosvenor Road, Kingswood, Hull, this stunning double fronted detached house is a true gem. With an impressive four bedrooms and three bathrooms, this property has been extended and meticulously designed to offer both luxury and comfort.

As you enter, you are greeted by a remarkable living space that boasts a breathtaking roof lantern extension, allowing natural light to flood the area. The heart of the home is undoubtedly the luxurious 'living' kitchen, featuring two islands and a comprehensive array of high-end appliances, perfect for both cooking and entertaining. The main bedroom is a sanctuary of relaxation, complete with a bespoke five-piece en-suite that includes underfloor heating and an inviting living flame focal fire.

The first floor accommodates four well-proportioned bedrooms, while a fixed staircase leads to a newly converted second floor loft space, providing additional versatility for your family's needs.

Outside, the property mirrors the elegance found within. The landscaped garden is designed for entertaining, featuring multiple seating areas that are easily accessible from the rear of the house. A private brick set double driveway leads to a detached double garage, ensuring ample parking and storage.

Located within the popular Kingswood development, this home is ideally situated near a variety of retail and leisure facilities at Kingswood Retail Park. Families will appreciate the proximity to highly regarded primary and secondary schools, as well as excellent transport links throughout the city. This property is perfect for a growing family seeking a spacious home in "move-in" condition, where every detail has been thoughtfully considered.

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.

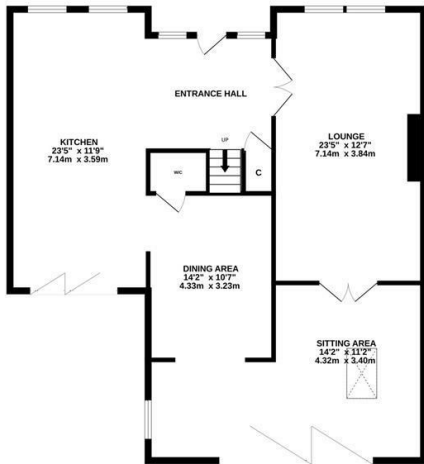
TENURE

Symonds + Greenham have been informed that this property is Freehold

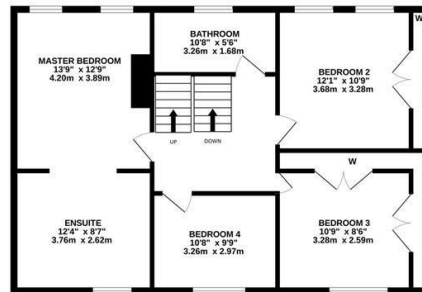
VIEWINGS

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

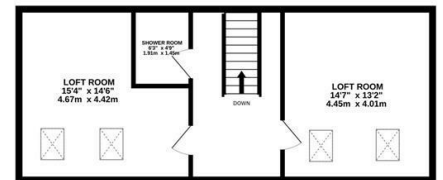
GROUND FLOOR



1ST FLOOR



2ND 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			
(81-91) B			
(69-80) C		80	87
(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	
(92 plus) A	87
(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	

