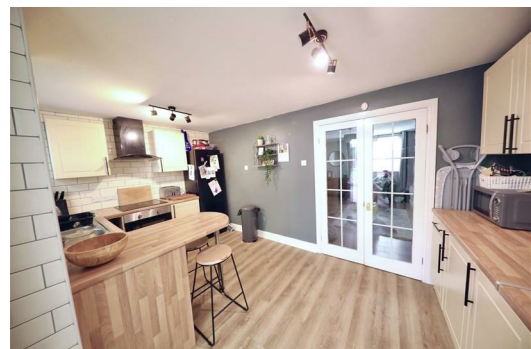




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 40 Kempton Road, Hull, HU3 6UF £165,000

FANTASTIC THREE BED SEMI - WELL PRESENTED THROUGHOUT - TWO RECEPTION ROOMS - LARGE REAR GARDEN - CLOSE TO LOCAL AMENITIES - OFF STREET PARKING

This fantastic three bedroom semi detached property on Kempton Road offers a wonderful opportunity for families seeking a spacious and well presented home in a convenient and popular HU3 location. Ideally situated within easy reach of local amenities, schools and transport links, this lovely home is ready to move into and perfect for couples or families.

Internally, the property is well maintained and thoughtfully laid out. The ground floor comprises a welcoming entrance hall, a spacious living room ideal for relaxing with the family and a modern kitchen diner offering ample space for cooking, dining and entertaining. A bright conservatory extends the living space further and provides lovely views over the rear garden.

To the first floor, there are three generously sized bedrooms, each offering comfortable and versatile accommodation, along with a nicely sized family bathroom.

Externally, the property continues to impress. The rear garden is a fantastic space for both children and adults to enjoy, featuring a lawn, gravelled area, and paved patio – perfect for outdoor dining and entertaining. There is also useful side access and a front driveway providing convenient off street parking.

This is a superb family home in a great location, offering a blend of space, comfort, and convenience. Early viewing is highly recommended.

**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 B.

#### **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**

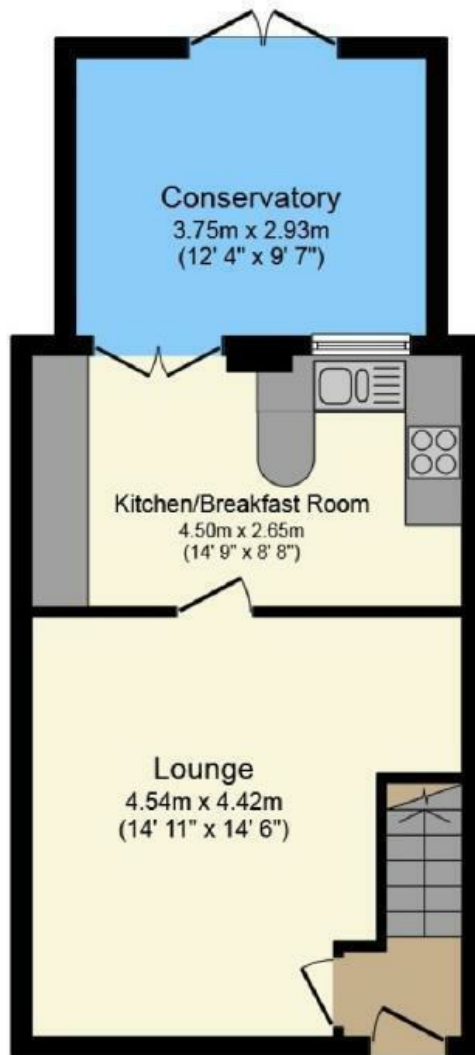
Symonds + Greenham have been informed that this property is Freehold.

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

#### **VIEWINGS**

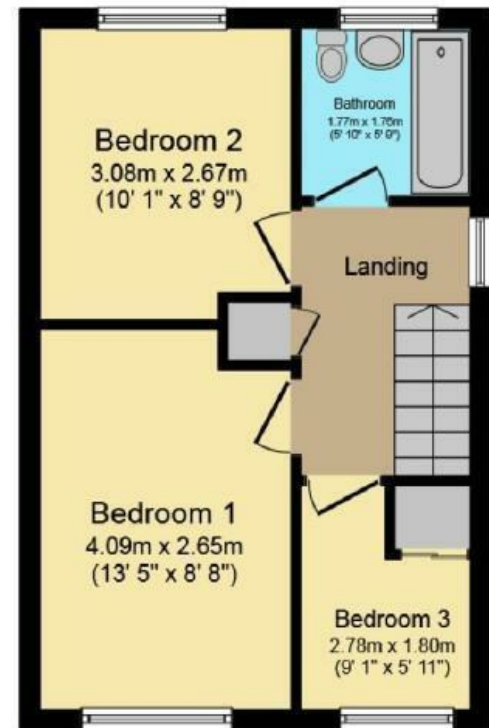
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.





## Ground Floor

Floor area 44.0 sq. m. (474 sq. ft.)  
approx

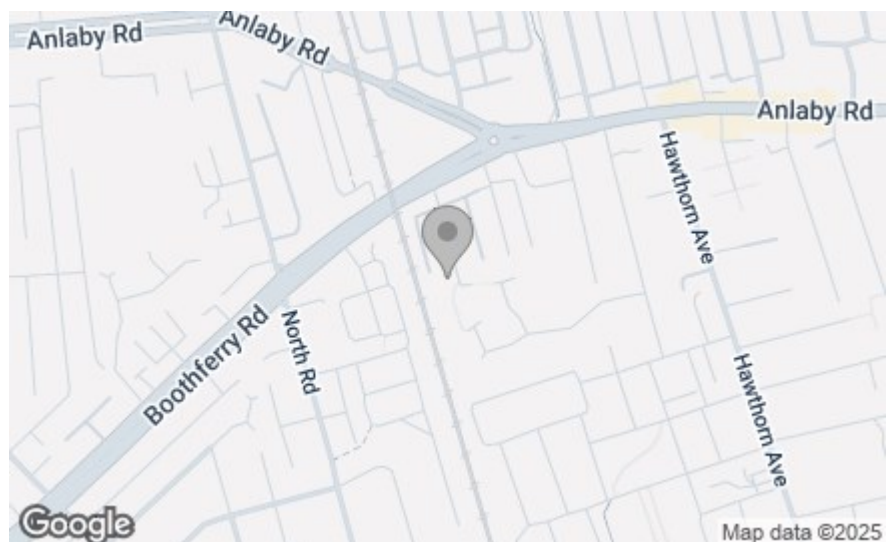


## First Floor

Floor area 33.0 sq. m. (355 sq. ft.)  
approx

Total floor area 77.0 sq. m. (829 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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		68	75
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	