



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **2 Hemble Way, Hull, HU7 3ET**

### **£190,000**

Nestled in the desirable area of Kingswood, Hull, this beautifully decorated detached family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including two doubles and a single, this property is ideal for families seeking space and functionality. The master bedroom features an ensuite shower room, providing a private retreat for relaxation.

On the ground floor, you will find a welcoming living room that flows seamlessly into a modern kitchen and dining area, perfect for entertaining guests or enjoying family meals. The property also boasts a generous rear garden, ideal for outdoor activities and summer gatherings, along with a drive and garage for ample parking.

Kingswood is renowned for its excellent schools and a vibrant retail park that includes a cinema, bowling alley, various restaurants, and retail outlets, as well as a supermarket for your everyday needs. This location ensures that you are never far from essential amenities and leisure activities.

This charming home on Hemble Way is not just a property; it is a lifestyle choice that offers both comfort and accessibility in a thriving community. Whether you are a first-time buyer or looking to settle down with your family, this house presents an excellent opportunity to create lasting memories in a wonderful neighbourhood.



| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) <b>A</b>                          |                         |                                                                                     |
| (81-91) <b>B</b>                            |                         |                                                                                     |
| (69-80) <b>C</b>                            |                         |                                                                                     |
| (55-68) <b>D</b>                            |                         |                                                                                     |
| (39-54) <b>E</b>                            |                         |                                                                                     |
| (21-38) <b>F</b>                            |                         |                                                                                     |
| (1-20) <b>G</b>                             |                         |                                                                                     |
| Not energy efficient - higher running costs |                         |                                                                                     |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                         |                                                                                     |
| (81-91) <b>B</b>                                                |                         |                                                                                     |
| (69-80) <b>C</b>                                                |                         |                                                                                     |
| (55-68) <b>D</b>                                                |                         |                                                                                     |
| (39-54) <b>E</b>                                                |                         |                                                                                     |
| (21-38) <b>F</b>                                                |                         |                                                                                     |
| (1-20) <b>G</b>                                                 |                         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                                                                     |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |

