



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 3 Unity Road, Hull, HU7 3LL

### £200,000

THREE BEDROOMS, SPACIOUS RECEPTION ROOM, AND MODERN BATHROOM - GENEROUS GARDEN AND OFF-STREET PARKING FOR TWO VEHICLES - PRIME KINGSWOOD LOCATION NEAR AMENITIES, SCHOOLS, AND TRANSPORT LINKS - NO ONWARD CHAIN

Nestled on Unity Road in the vibrant area of Kingswood, this beautifully presented three-bedroom semi-detached home is an ideal choice for families seeking comfort and convenience. The property features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. With three well-proportioned bedrooms, there is ample space for relaxation and personalisation, making it perfect for both young families and professionals alike.

The home boasts a modern bathroom, ensuring that daily routines are both practical and pleasant. Outside, the generous garden offers a delightful space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property includes off-street parking for two vehicles, providing ease and security for residents and their guests.

Situated in the highly sought-after Kingswood development, this property is surrounded by a wealth of local amenities. Residents can enjoy the convenience of an ASDA superstore, Boots the Chemist, and a variety of quality clothing retailers. For leisure and entertainment, the area features a McDonald's, a David Lloyd Leisure Centre, a cinema, and a diverse selection of eateries, catering to all tastes.

The location is not only vibrant but also strategically positioned for easy access to Hull City Centre and the historic market town of Beverley. Furthermore, the A63/M62 motorway link is readily accessible, making commuting a breeze. This home is a perfect blend of modern living and community spirit, making it a must-see for anyone looking to settle in this thriving area.

#### **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.

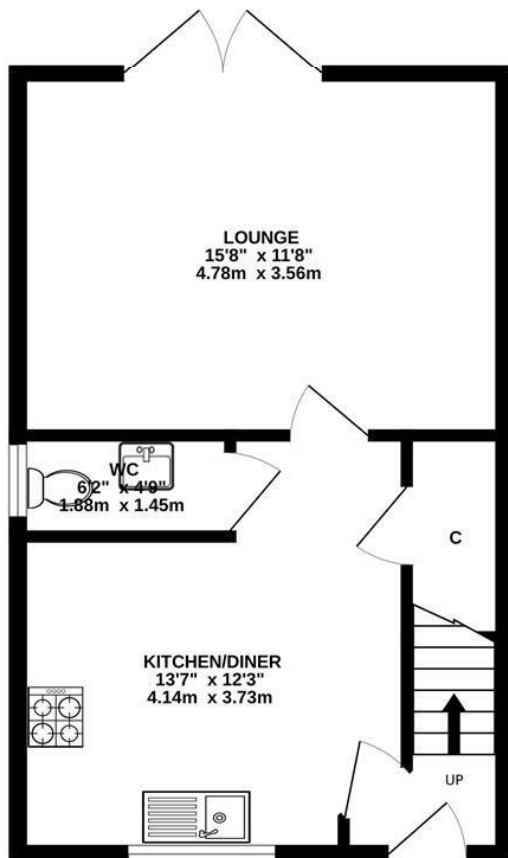
#### **VIEWINGS**

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

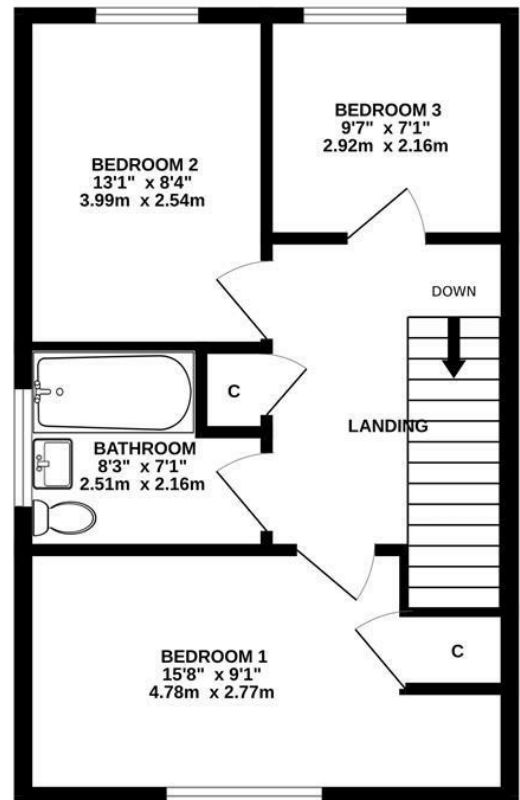
#### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 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) <b>A</b>	<b>96</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>	<b>85</b>
Not energy efficient - higher running costs	
England & Wales	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	
England & Wales	EU Directive 2002/91/EC

