



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **54 Kesteven Way, Hull, HU7 3HA**

### **£130,000**

WELL-PRESENTED TWO-BEDROOM HOME WITH MODERN INTERIORS, OFF-STREET PARKING FOR TWO CARS, AND NO ONWARD CHAIN—IDEAL FOR FIRST-TIME BUYERS OR INVESTORS IN THE POPULAR KINGSWOOD AREA.

Nestled in the vibrant area of Kingswood, Hull, this charming terraced house on Kesteven Way presents an excellent opportunity for first-time buyers or savvy investors. The property features a well-proportioned lounge that invites relaxation and social gatherings, complemented by a modern kitchen that is both functional and stylish. With two spacious double bedrooms, this home offers ample space for comfortable living.

The bathroom is contemporary, ensuring that daily routines are both convenient and enjoyable. One of the standout features of this property is the off-street parking, accommodating up to two cars, which is a huge asset in such a desirable location.

Kingswood itself is a thriving community, enriched with multiple schools, shops, and restaurants, catering to all your daily needs. The excellent transport links available in the area make commuting across the city a breeze, enhancing the appeal of this lovely home.

With no chain involved, this property is ready for you to move in and make it your own. Whether you are looking to start your journey as a homeowner or seeking a promising investment, this house on Kesteven Way is not to be missed. Embrace the opportunity to enjoy a comfortable lifestyle in a community that has so much to offer.

### **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 "A"

### **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.

### **FLOOR PLAN DISCLAIMER**

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

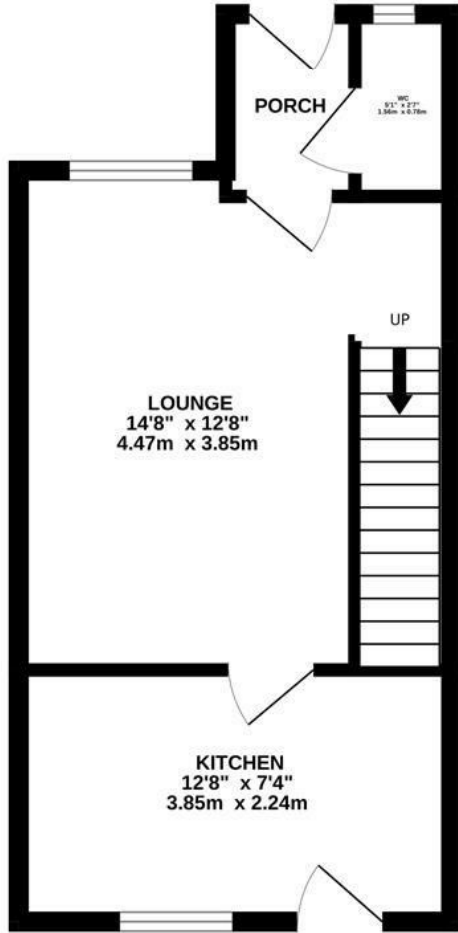
### **TENURE**

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

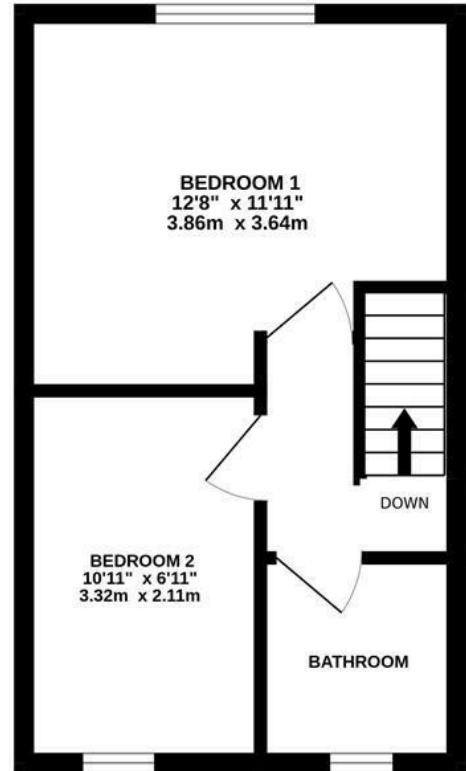
### **VIEWINGS**

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

GROUND FLOOR  
304 sq.ft. (28.2 sq.m.) approx.

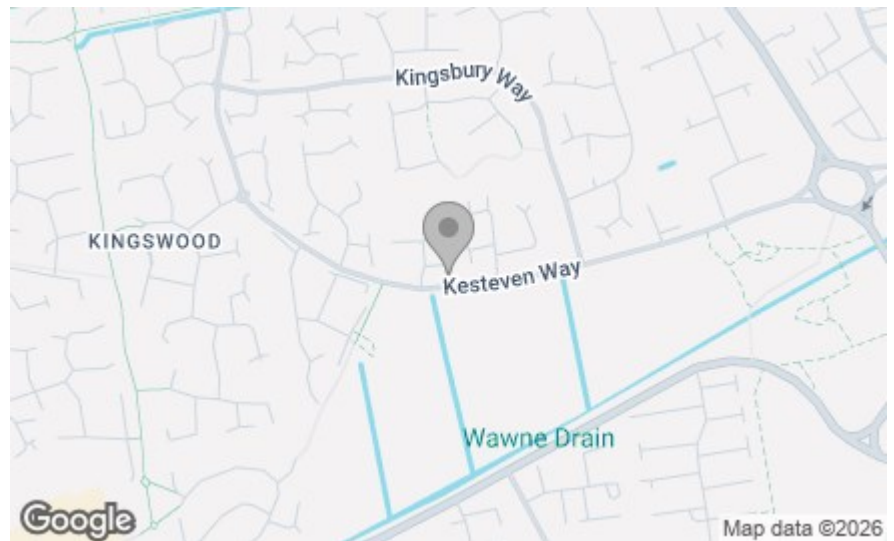


1ST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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>	
(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	
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	
(02 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