



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **49 Pools Brook Park, Hull, HU7 3GE** **£185,000**

Set on Pools Brook Park in Kingswood, Hull, this exceptional three-bedroom townhouse offers immaculately presented and generously proportioned accommodation—ideal for first-time buyers or a growing family.

Thoughtfully designed throughout, the property features a spacious reception room that is the heart of the home, creating a warm and inviting living space. The standout main bedroom boasts its own en-suite shower room and a walk-in wardrobe, delivering both comfort and practicality. Two further well-sized bedrooms provide flexible options for family living, guests, or home working.

Externally, the home benefits from two off-street parking spaces to the rear and a private garden—perfect for relaxing or entertaining. Positioned in a friendly, well-connected neighbourhood, the property enjoys easy access to Kingswood's array of shops, schools, and leisure facilities, making it a superb base for modern living.

This stylish townhouse blends contemporary features with everyday functionality, offering a turnkey opportunity in one of Hull's most popular residential areas. Early viewing is highly recommended to fully appreciate what's on offer.

## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor

### LOUNGE DINER

*18'8 max x 15'7 max (5.69m max x 4.75m max )*

A spacious open-plan lounge and dining area, flooded with natural light and featuring two sets of French doors that open directly onto the rear garden—perfect for indoor-outdoor living and entertaining

### KITCHEN

*11'2 max x 9'8 max (3.40m max x 2.95m max )*

The kitchen is fitted with a comprehensive range of eye and base level units paired with complementing work surfaces. Integrated appliances include a fridge, freezer, and washing machine, along with a stainless steel sink and drainer. A built-in electric oven and four-ring gas hob sit beneath an overhead extractor fan, creating a functional and stylish cooking space

### DOWNSTAIRS WC

with low-level WC and pedestal hand basin

## FIRST FLOOR

### LANDING

with stairs to the second floor and airing cupboard

### BEDROOM TWO

*18'6 max x 9'5 max (5.64m max x 2.87m max )*

An excellent sized double bedroom with fitted wardrobes

### BEDROOM THREE

*10'2 max x 9'8 max (3.10m max x 2.95m max )*

### BATHROOM

*11'0 max x 6'9 max (3.35m max x 2.06m max )*

A spacious and well-appointed bathroom featuring a low-level WC, pedestal hand basin, heated towel rail, and a panelled bath with an overhead shower attachment. Contemporary tiling to the splashback areas adds a stylish finishing touch

## SECOND FLOOR

### BEDROOM ONE

*13'8 max x 13'6 max (4.17m max x 4.11m max )*

A superb master bedroom offering generous proportions, complete with a sleek en-suite shower room and a spacious walk-in wardrobe/dressing area for added luxury and convenience

### ENSUITE

*9'2 max x 6'0 max (2.79m max x 1.83m max )*

The en-suite is fitted with a low-level WC, pedestal hand basin, heated towel rail, and a fully enclosed shower cubicle with an overhead shower attachment. Stylish tiling to the splashback areas adds a clean, modern finish

### WALK IN WARDROBE/DRESSING ROOM

An open-plan walk-in wardrobe/dressing room leads seamlessly from the master bedroom, featuring a range of fitted units that offer ample storage while maintaining a sleek, organized aesthetic

## OUTSIDE

The rear garden features a neatly maintained lawn, a stylish

block-paved patio, and is fully enclosed by timber fencing—creating a private, versatile space ideal for relaxing or entertaining. A rear gate offers convenient access to the allocated parking spaces

## PARKING

The property benefits from two allocated parking spots to the rear

## CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

## 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.

## COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B

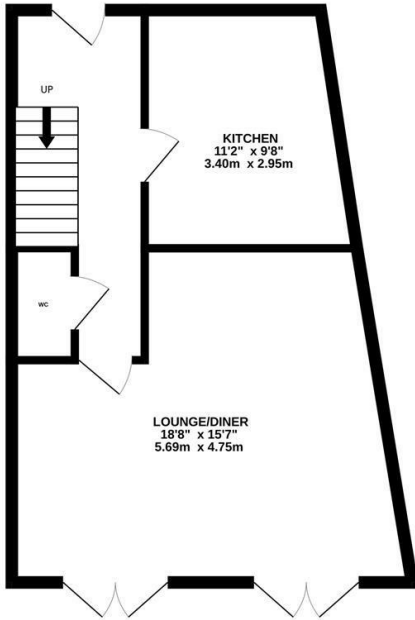
## VIEWINGS

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

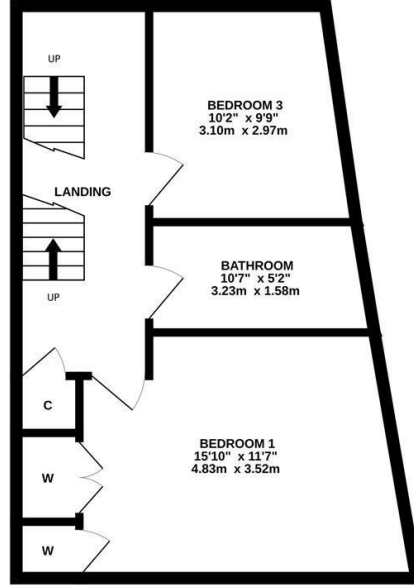
## DISCLAIMER

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.

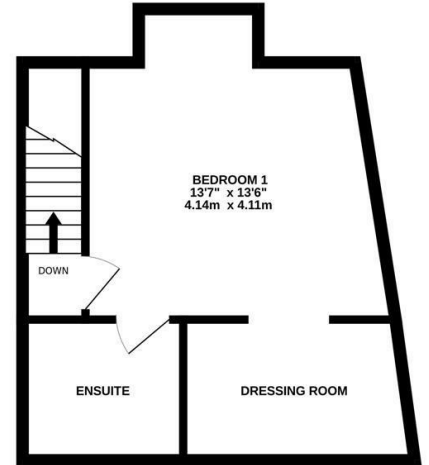
GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR  
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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	
(82 plus) <b>A</b>	
(81-81) <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	
(82 plus) <b>A</b>	
(81-81) <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

