SYMONDS + GREENHAM

*Estate and Letting Agents*

# 103 Pools Brook Park, Hull, East Yorkshire HU7 3GF
# £150,000

NO ONWARD CHAIN - LOVELY TWO BED MID TERRACED PROPERTY - POPULAR HU7 LOCATION - IDEAL FOR FIRST TIME BUYERS OR THOSE LOOKING TO DOWN SIZE - CLOSE TO AMENITIES - ALLOCATED PARKING SPACE

Situated in the popular and well connected HU7 location, this spacious two bedroom mid terraced home on Pools Brook Park is ideal for first time buyers or those looking to downsize. Just a short distance from Kingswood retail park offering a range of local amenities, this property offers both convenience and comfort in a well regarded residential setting.

The ground floor comprises a welcoming entrance hall, convenient downstairs WC, a modern kitchen and a generously sized living room, perfect for relaxing or entertaining. Upstairs, there are two well proportioned double bedrooms and a stylish, contemporary bathroom.
Externally, the property features a low maintenance rear garden with a mix of gravel and paving—ideal for alfresco dining in the warmer months. To the front, a small gravelled garden adds curb appeal and there is the added benefit of an allocated block paved parking space.

This is a superb opportunity to step onto the property ladder in a thriving and sought after location. Early viewing is recommended.

CALL NOW TO ARRANGE YOUR VIEWING!

## 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.

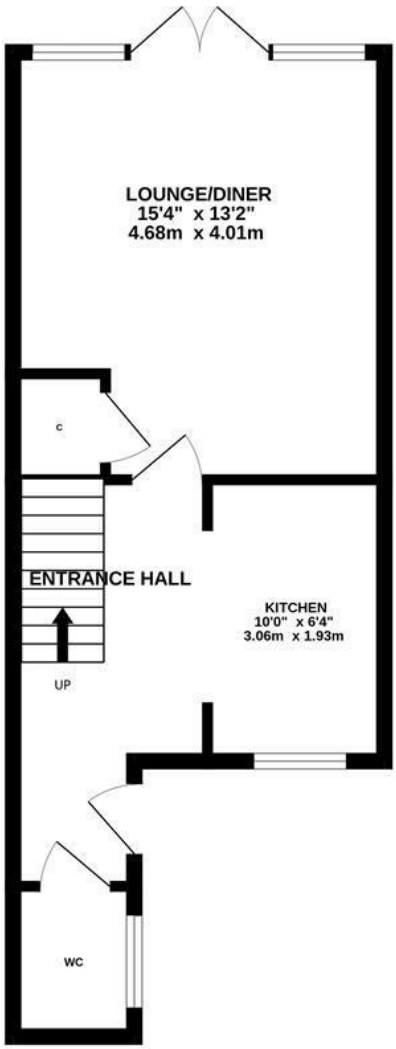
## DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

## DOUBLE GLAZING
The property has the benefit of double glazing.

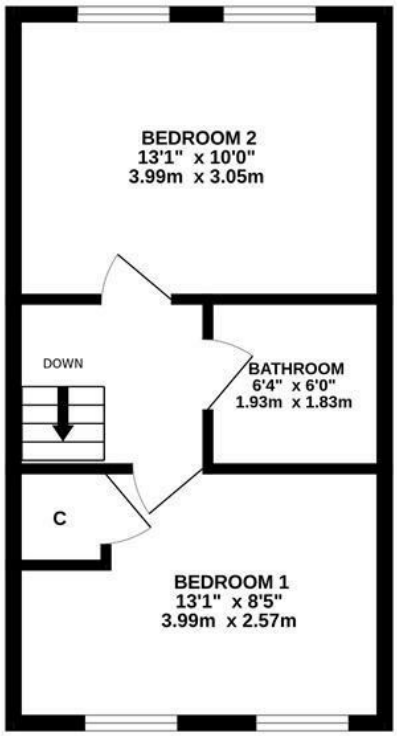
## TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

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

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

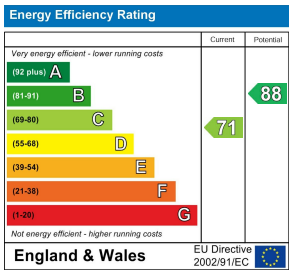


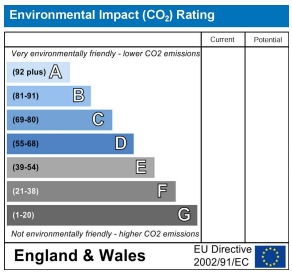

1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.

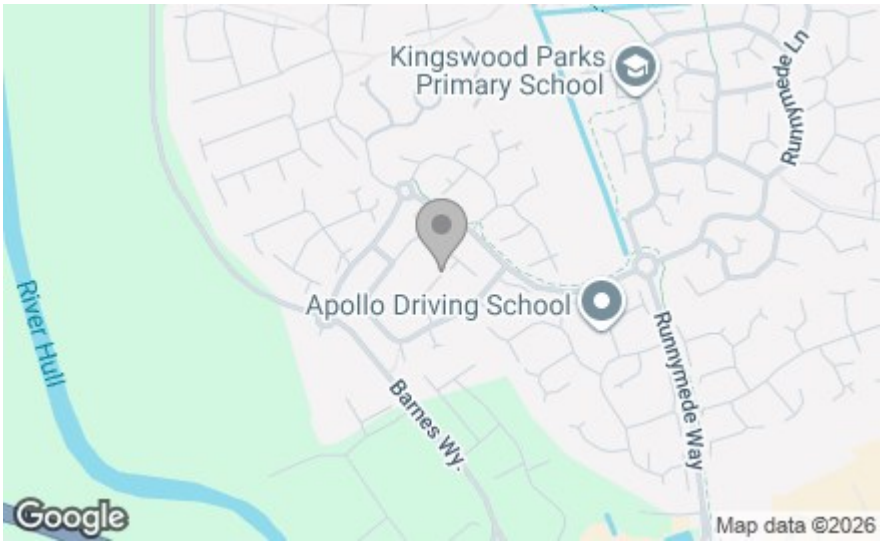



TOTAL FLOOR AREA : 699 sq.ft. (64.9 sq.m.) approx.

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.
Made with Metropix ©2025




SYMONDS + GREENHAM
Estate and Letting Agents

412 Cottingham Road, Hull, HU6 8QE
Tel: 01482 444 200
headoffice@symondsandgreenham.com