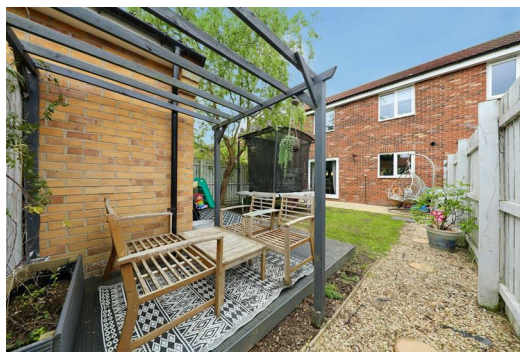




SYMONDS + GREENHAM

Estate and Letting Agents



137 Grosvenor Road, Hull, HU7 3FF

Offers over £190,000

Symonds & Greenham are delighted to present this fantastic three-bedroom semi-detached home on Grosvenor Road, located within the ever popular Kingswood development. Stylishly presented throughout and offered in move in ready condition, this superb property is ideal for first time buyers, small families and professionals seeking modern living in a highly convenient location. The property has no chain allowing a quick and easy process

Positioned close to a wide range of local amenities and just a short distance from the nearby retail park, the property also benefits from excellent transport links, making it perfectly placed for day-to-day living.

The accommodation briefly comprises an inviting entrance hall, a modern fitted kitchen with ample storage and workspace, a spacious and welcoming living room ideal for relaxing or entertaining, and a convenient ground floor WC. To the first floor are three fantastic bedrooms, including a generous primary bedroom with modern en suite facilities, alongside a stylish and well-appointed family bathroom.

Externally, the property enjoys a lovely enclosed rear garden featuring lawn and patio areas along with a pergola, creating an excellent outdoor space for entertaining or enjoying the warmer months. Further benefits include allocated off street parking and a garage.

A beautifully maintained home offering style, space and practicality in one of Kingswood's most sought-after residential locations.

BOOK 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 C.

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

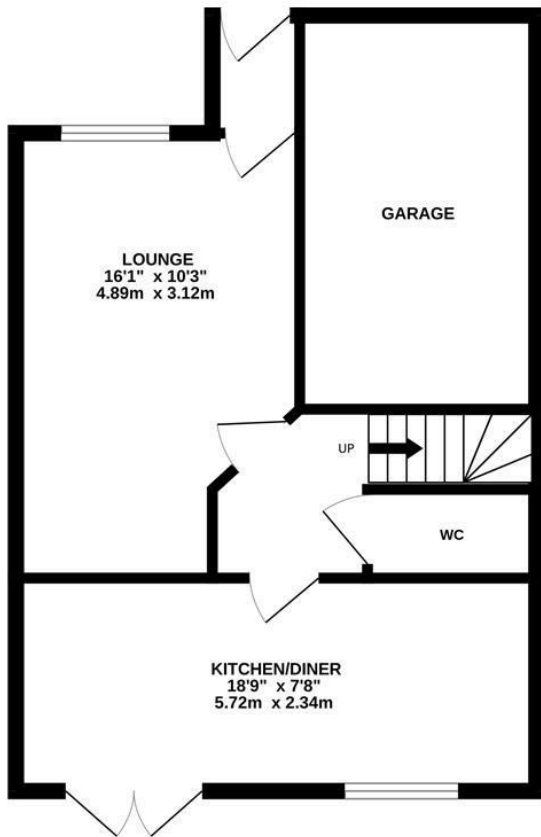
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

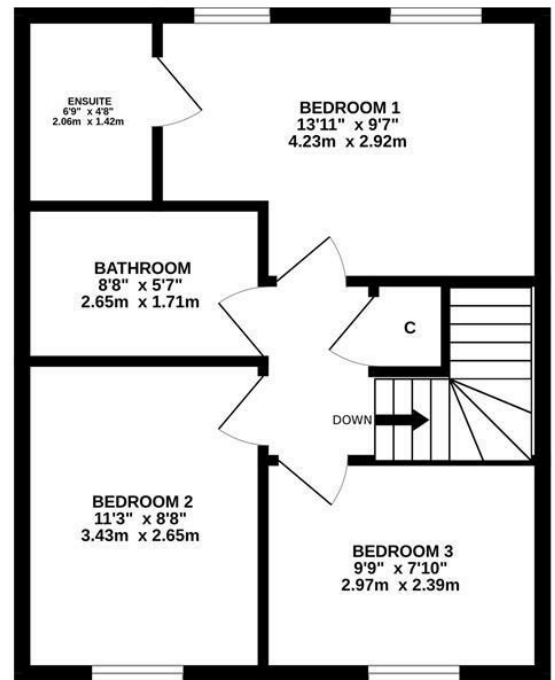
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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) A	81	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

