



SYMONDS + GREENHAM

Estate and Letting Agents



21 Holland Park, Hull, HU7 3AY

£180,000

SPACIOUS, EXTENDED, AND READY TO MOVE INTO, THIS THREE-BEDROOM HOME FEATURING A MASTER EN-SUITE, LOW-MAINTENANCE GARDEN, LARGE GARAGE, GENEROUS PARKING, AND A FANTASTIC KINGSWOOD LOCATION.

Welcome to this delightful terraced house located in the sought-after area of Holland Park, Kingswood, Hull. This spacious and extended three-bedroom home is perfect for first-time buyers and families alike, offering a blend of comfort and modern living. As you enter, you are greeted by a welcoming reception room, ideal for relaxation or entertaining guests. The property boasts three well-proportioned bedrooms, with the master featuring an ensuite for added convenience and privacy. The modern bathroom is designed to cater to the needs of a busy household.

One of the highlights of this home is the extended kitchen, which provides ample space for culinary creativity and family gatherings. The low-maintenance garden, complete with two decking areas, is perfect for enjoying sunny days and outdoor entertaining. The garden's design allows for a peaceful retreat, as the property is not overlooked at the front or back, ensuring a tranquil atmosphere. Storage is plentiful throughout the home, allowing you to keep your belongings organised and tidy. Outside, you will find generous parking options, including a large garage and additional off-street parking, making it convenient for families with multiple vehicles.

The location is truly exceptional, with Village Green facilities just a short walk away, including The Village Green Cafe and Bar, hairdressers, pharmacy, and a Co-op. Kingswood is well-equipped with amenities such as an ASDA superstore, Boots, and a variety of eateries. Families will appreciate the nearby schools and healthcare facilities, as well as leisure options like the David Lloyd Leisure Centre and a cinema. With excellent transport links to Hull City Centre, the historic market town of Beverley, and easy access to the A63/M62 motorway.

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.

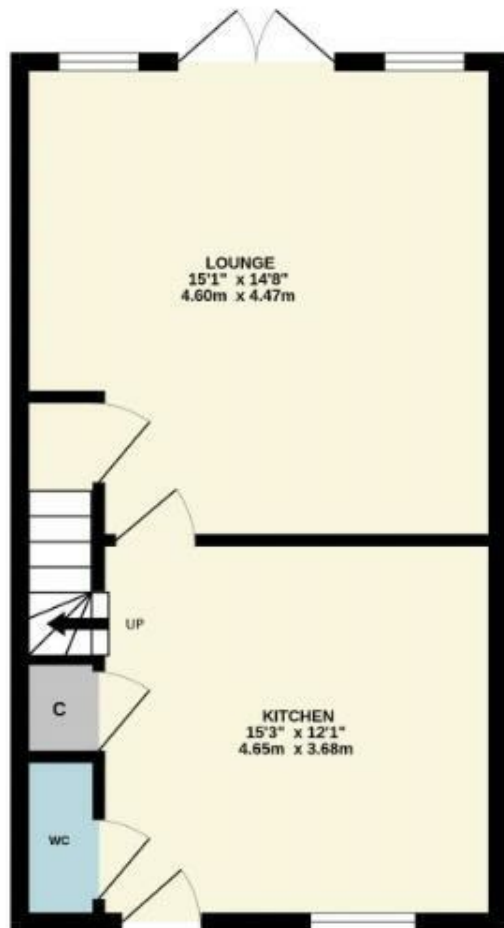
TENURE

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

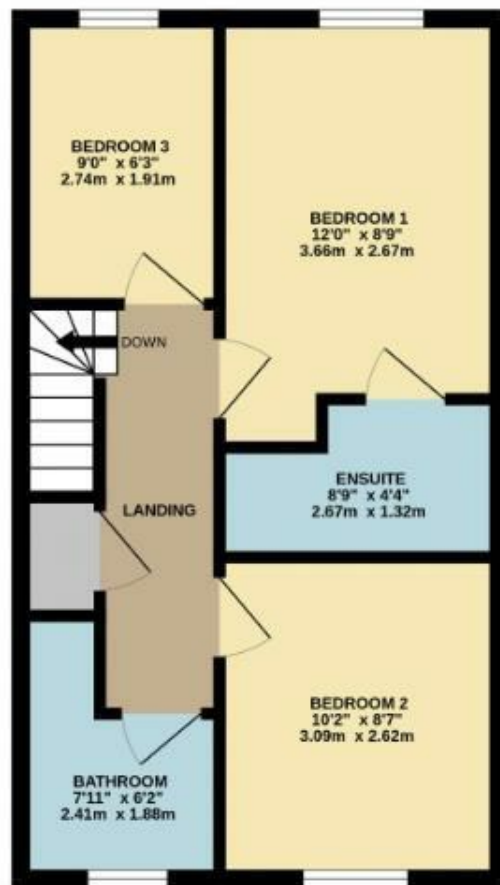
VIEWINGS

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

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
79	84
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 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

