



SYMONDS + GREENHAM

Estate and Letting Agents



16 Stable Way, Hull, HU7 3FA

£365,000

Symonds and Greenham are proud to present this beautifully presented four bedroom detached home on Stable Way, situated within the ever popular Kingswood development. Immaculately finished and truly move in ready, this exceptional property offers stylish, contemporary living ideal for families seeking space, comfort and convenience, all within easy reach of local amenities, shops and well regarded schools. The current owners have fully redecorated throughout and fitted new carpets, creating a fresh and cohesive finish from top to bottom. Externally, the property benefits from a newly added driveway providing ample off street parking, alongside a garage complete with an electric door for added ease.

The accommodation comprises a spacious entrance hall leading to a large living room featuring a bay window and striking feature wall. To the rear, a superb open plan kitchen, dining and living area forms the heart of the home, enhanced by skylights and French doors that flood the space with natural light and provide seamless access to the south facing rear garden. A practical utility room and ground floor W/C complete the layout.

Upstairs offers four excellent bedrooms, including a well appointed primary bedroom with en suite, alongside a stylish family bathroom, all presented to a high standard.

Externally, the lovely rear garden provides a private and low maintenance outdoor space, ideal for both relaxing and entertaining.

Combining quality craftsmanship from Beal Homes with thoughtful upgrades and a prime Kingswood location, this outstanding property presents an ideal opportunity for families looking for a turnkey home in a thriving and convenient setting.

BOOK YOUR VIEWING NOW!

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 E.

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

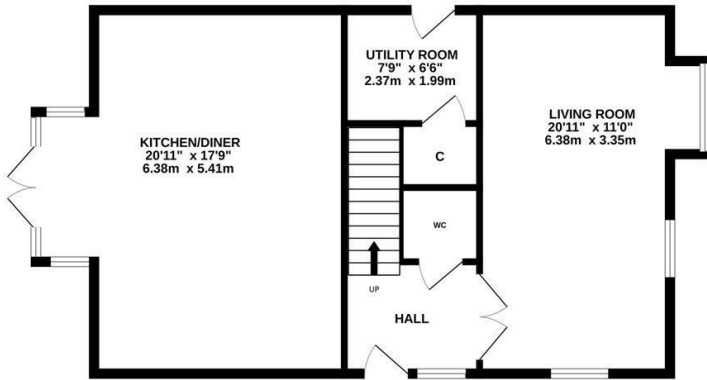
Symonds + Greenham have been informed that this property is Freehold.

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

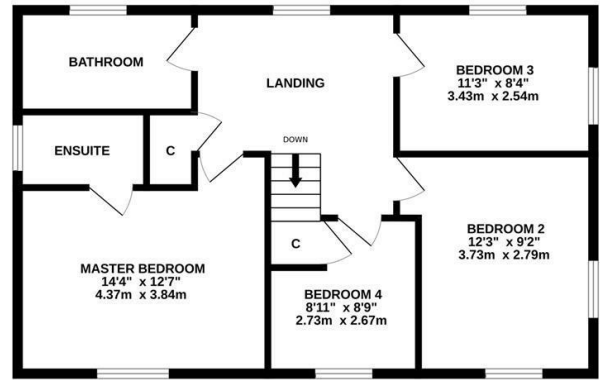
VIEWINGS

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

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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
(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	

