



SYMONDS + GREENHAM

Estate and Letting Agents



33 Halecroft Park, Hull, HU7 3GQ

£265,000

STYLISH AND PERFECT FOR MODERN FAMILY LIVING, THIS IMPRESSIVE FOUR-BEDROOM LINK-DETACHED HOME FEATURES A STUNNING OPEN-PLAN KITCHEN DINER WITH CENTRAL ISLAND, MASTER EN-SUITE, SUN-TRAP REAR GARDEN, AND VERSATILE HOME GYM IN A SOUGHT-AFTER KINGSWOOD LOCATION.

Nestled in the desirable Halecroft Park of Kingswood, Hull, this superb four-bedroom link detached home offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient w/c. The heart of the home is undoubtedly the stunning open-plan kitchen diner, featuring a central island that provides ample space for family gatherings and entertaining. The lounge creates a warm and inviting atmosphere, ideal for relaxation.

The property features four generously sized bedrooms, with the master bedroom benefiting from an updated ensuite bathroom, ensuring privacy and convenience. A well-appointed family bathroom serves the remaining bedrooms, making this home perfect for families of all sizes.

Outside, the generous rear garden is a true sun trap, providing an excellent space for outdoor activities and relaxation. The garage has been partly converted into a home gym, offering a versatile space that can be tailored to your needs. Additionally, there is off-street parking available, ensuring convenience for you and your guests.

This beautiful family home is ideally situated close to well-regarded schools and a variety of local amenities, including a supermarket, cinema, and an array of retail outlets and restaurants. With its stunning interior and prime location, this property is not to be missed. Whether you are looking for a family home or a place to entertain, this link detached house in Kingswood is sure to impress.

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 "D"

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

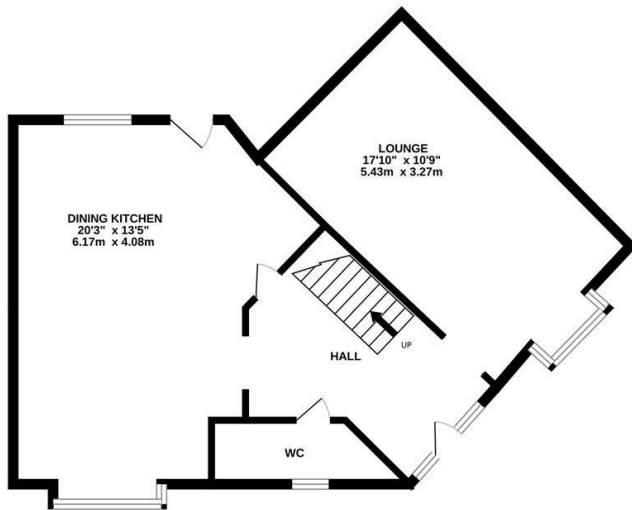
Symonds + Greenham have been informed that this property is Freehold.

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

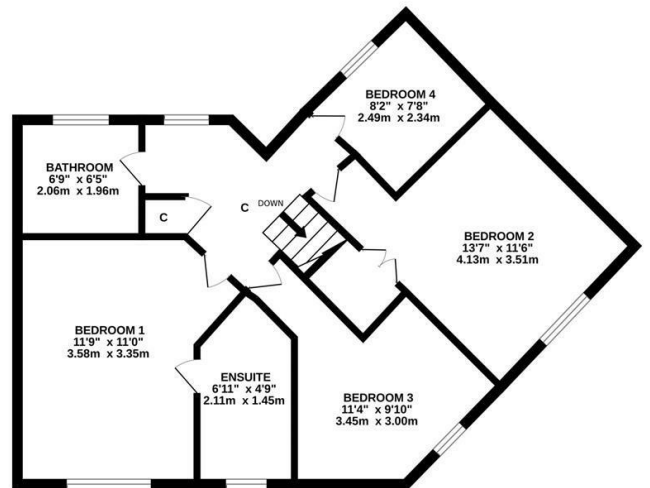
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1263sq.ft. (117.3 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			86
(81-91) B			
(69-80) C			
(55-68) D		75	
(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	86
(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	

