



SYMONDS + GREENHAM

Estate and Letting Agents



3 Kelberdale Close, Hull, HU7 3JL

£220,000

THREE BEDROOM DETACHED FAMILY HOME IN SOUGHT-AFTER KINGSWOOD LOCATION - STUNNING ORANGERY OVERLOOKING WELL-MAINTAINED GARDEN - FLEXIBLE LIVING WITH TWO RECEPTION ROOMS AND HOME OFFICE SPACE

Nestled in the tranquil setting of Kelberdale Close in Kingswood, this charming three-bedroom detached house is an ideal family home. The property boasts two spacious reception rooms, providing ample space for relaxation and entertainment. The well-maintained interiors reflect the care and attention given by the current owners, ensuring a welcoming atmosphere for all who enter.

One of the standout features of this delightful home is the beautiful orangery, which offers a picturesque view of the garden, making it a perfect spot for enjoying morning coffee or unwinding after a long day. The garden itself is a lovely outdoor space, ideal for children to play or for hosting summer gatherings.

The property includes a well-appointed bathroom and the versatility of an additional room that can serve as a home office or an extra reception room, catering to the needs of modern family life.

For families, the location is particularly appealing, as it falls within the catchment area for well-regarded schools, ensuring that educational opportunities are within easy reach. Additionally, there is parking available for one vehicle, adding to the convenience of this lovely home.

LIVING ROOM

21'6 x 10'3 max (6.55m x 3.12m max)

With feature fireplace

ORANGERY

12'0 x 10'6 max (3.66m x 3.20m max)

With French doors leading to the garden

OFFICE

14'9 x 7'7 max (4.50m x 2.31m max)

KITCHEN

9'2 x 7'0 max (2.79m x 2.13m max)

With a range of base to eye level units, complementary work top surfaces, sink and draining unit, integrated electric double oven, induction hobs with overhead extractor fan, integrated fridge freezer

DOWNSTAIRS W.C.

6'1 x 4'3 max (1.85m x 1.30m max)

Featuring work top surfaces, space for washing machine and drier, low level w.c and hung hand basin

BEDROOM ONE

12'6 x 11'7 max (3.81m x 3.53m max)

With fitted wardrobes

BEDROOM TWO

10'2 x 9'0 max (3.10m x 2.74m max)

With fitted wardrobes

BEDROOM THREE

7'6 x 6'7 max (2.29m x 2.01m max)

BATHROOM

7'10 x 4'6 max (2.39m x 1.37m max)

Featuring a newly fitted walk in shower, low level w.c. vanity hand basin, tiled to splash back areas

OUTSIDE

The front of the property benefits from a concrete drive for off street parking. The rear garden is mainly laid to lawn with a patio paved seating area and raised rock feature

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.

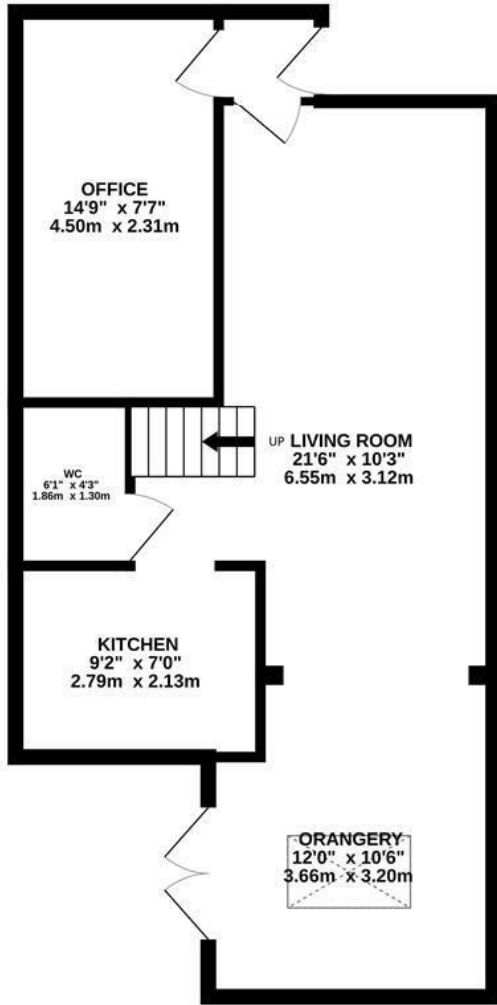
TENURE

Symonds + Greenham have been informed that this property is Freehold

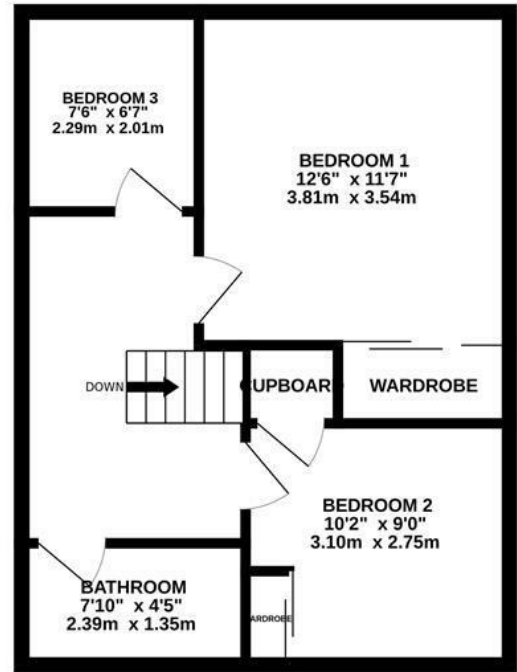
VIEWINGS

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

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.

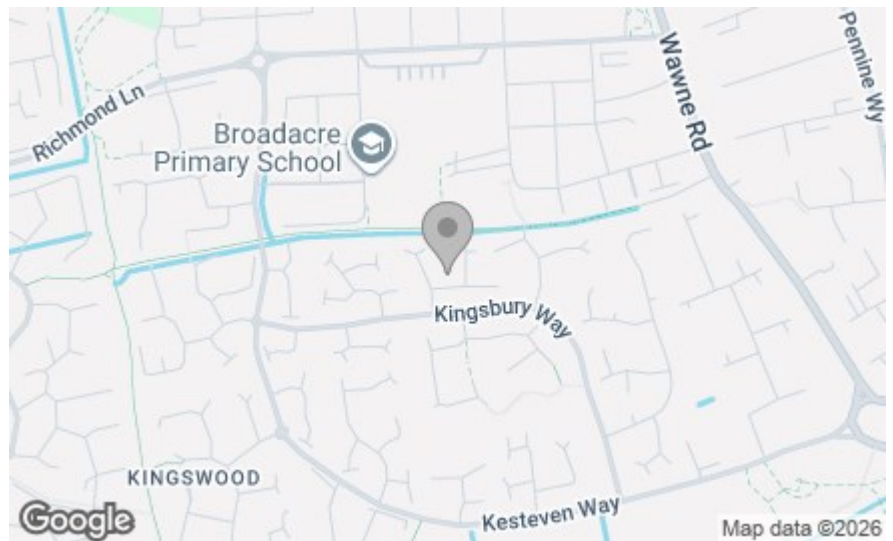


1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 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	
74	85
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 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