



SYMONDS + GREENHAM

Estate and Letting Agents



29 Viola Close, Hull, HU7 3FU

£250,000

STUNNING THREE-BEDROOM DETACHED FAMILY HOME – BEAUTIFULLY PRESENTED THROUGHOUT – SOUTH-FACING REAR GARDEN – DETACHED GARAGE AND OFF STREET PARKING

Symonds + Greenham are delighted to bring to the market this superb three-bedroom detached family home, situated in the ever-popular Kingswood development. Perfectly positioned close to excellent local amenities, including shops, Kingswood Retail Park, a cinema, restaurants, cafés, highly regarded schools and fantastic transport links, this is an ideal home for growing families and professionals alike.

Beautifully presented throughout, the property offers stylish, contemporary accommodation that is ready to move straight into. The ground floor comprises a welcoming entrance, a bright and spacious lounge, a modern kitchen/diner perfect for everyday family life and entertaining, a practical utility room, and a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room, together with a modern family bathroom finished to a high standard.

Externally, the property continues to impress with off-street parking to the front and a detached garage. To the rear is a beautifully maintained south-facing garden, predominantly laid to lawn with plenty of space for children to play, outdoor dining and summer entertaining.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

COUNCIL TAX

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.

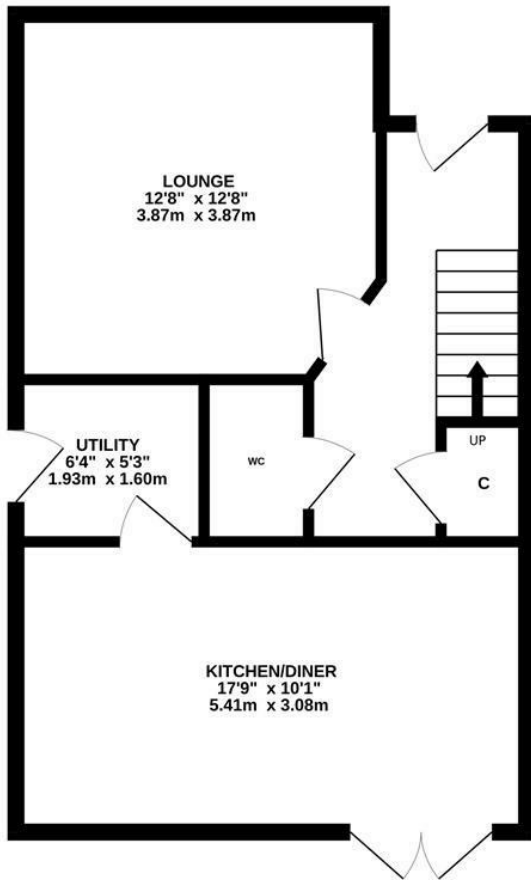
VIEWINGS

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

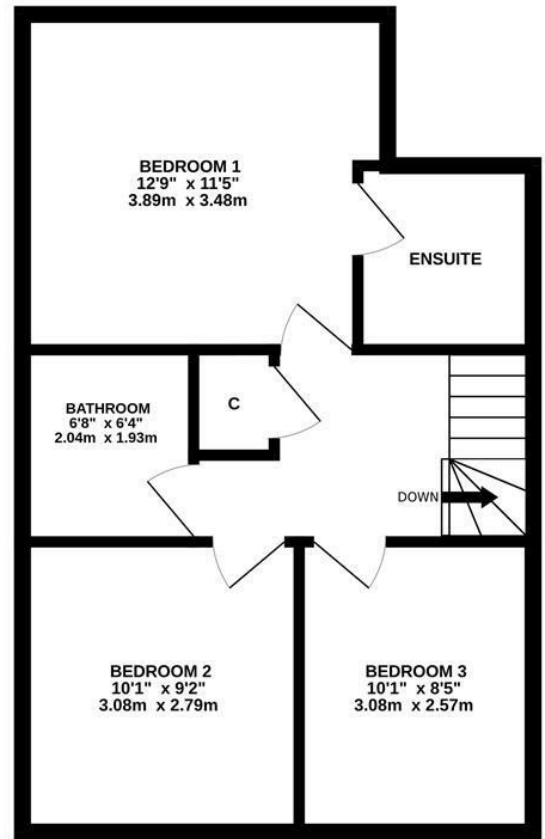
FLOOR PLAN DISCLAIMER

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.

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	

