



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **47 Cape Drive, Hull, HU10 7FP**

### **£249,995**

**ATTENTION AESTHETICS LOVERS - BEAUTIFUL THREE BED SEMI - POPULAR HU10 RESIDENTIAL LOCATION - SHORT DISTANCE TO LOCAL AMENITIES - STYLISHLY PRESENTED THROUGHOUT - OFF STREET PARKING - LOVELY REAR GARDEN**

Located on Cape Drive within a popular and peaceful residential development in the highly sought-after HU10 Anlaby area, this beautifully styled three bedroom semi detached new build offers immaculate, move-in ready accommodation finished to an exceptional standard throughout. The property enjoys a quiet setting while remaining conveniently positioned just a short distance from a range of local amenities, excellent schools and transport links, making it an ideal choice for first time buyers, young families or those looking to downsize without compromising on quality.

The accommodation comprises a welcoming entrance hall with a handy ground floor w/c, a spacious and light-filled living room ideal for relaxing, and a gorgeous kitchen diner fitted with modern units and appliances, providing an excellent space for both everyday dining and entertaining. To the first floor are three good sized bedrooms, all tastefully decorated, along with a stylish family bathroom finished with contemporary fittings.

Externally, the property boasts a good sized rear garden offering a lovely outdoor space for relaxation or entertaining, alongside a small front garden and a side drive providing off street parking. An immaculate home in a desirable location, offering modern living in a quiet yet well-connected setting, ready to move straight into and enjoy.

**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 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**

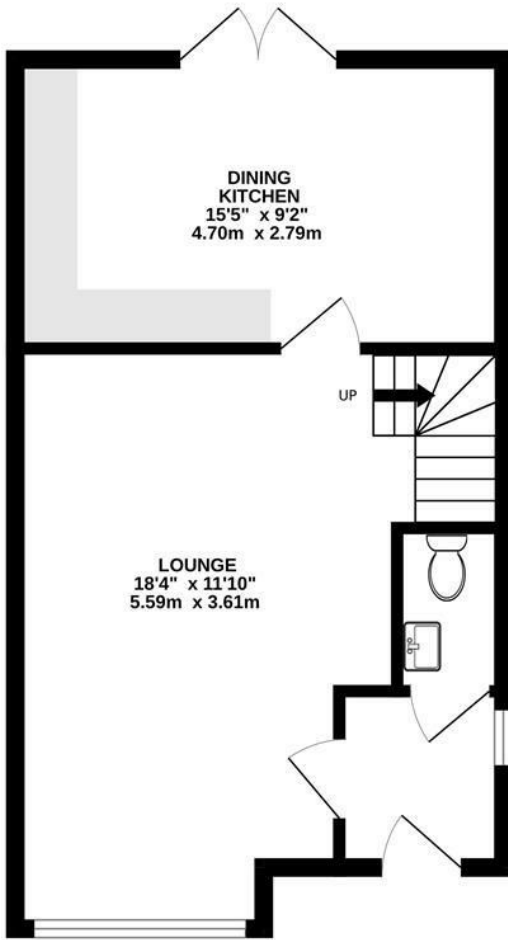
Symonds + Greenham have been informed that this property is Freehold.

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

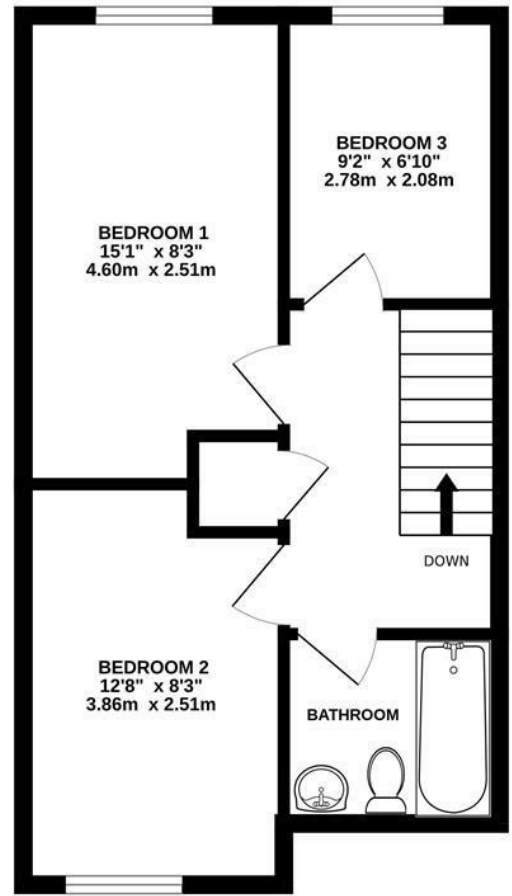
### **VIEWINGS**

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

**GROUND FLOOR**  
414 sq.ft. (38.5 sq.m.) approx.

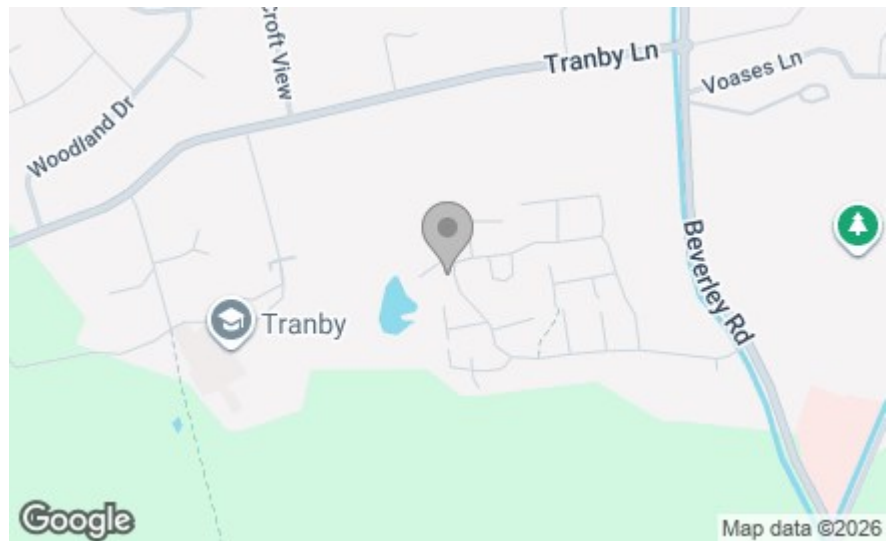


**1ST FLOOR**  
417 sq.ft. (38.7 sq.m.) approx.



**TOTAL FLOOR AREA : 832sq.ft. (77.3 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	
(82 plus) <b>A</b>	<b>97</b>
(61-81) <b>B</b>	<b>85</b>
(49-60) <b>C</b>	
(39-48) <b>D</b>	
(29-38) <b>E</b>	
(21-28) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC