



**SYMONDS + GREENHAM**

Estate and Letting Agents



## **25 Bowland Way, Hull, HU7 3FY** **£180,000**

FANTASTIC THREE BED TERRACED - HIGHLY SOUGHT AFTER HU7 LOCATION - EXCELLENT PROXIMITY TO LOCAL AMENITIES - WELL PRESENTED THROUGHOUT - IDEAL FOR FIRST TIME BUYERS OR SMALL FAMILIES - NOT TO BE MISSED - LOVELY REAR GARDEN

This lovely three bedroom terraced home on Bowland Way sits in the highly sought after HU7 location, enjoying a particularly attractive residential setting with excellent access to local shops, supermarkets, eateries and other day to day amenities. The area is extremely popular with first time buyers and small families thanks to its convenience and friendly feel.

The property is well presented throughout and offers a comfortable, practical layout. Stepping inside, you are welcomed by an entrance hall leading through to a bright and inviting living room, a modern kitchen diner with plenty of space for family meals and a handy downstairs WC.

To the first floor, there are three good sized bedrooms, each offering excellent versatility for sleeping accommodation, nursery or home office needs, along with a well maintained family bathroom.

Externally, the home benefits from a lovely low maintenance rear garden—ideal for children, pets or outdoor entertaining—as well as a front drive providing valuable off street parking.

A superb opportunity in a fantastic location. If you'd like it even more detailed or more premium in tone, just let me know!

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 B.

## 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

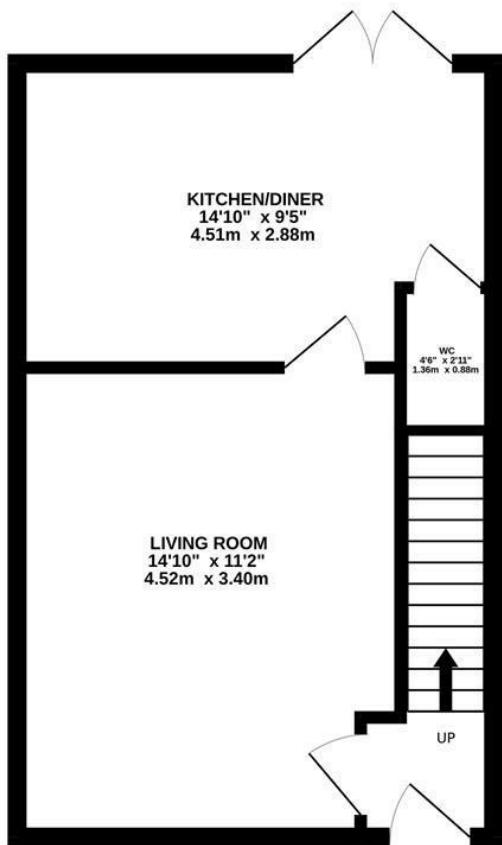
Symonds + Greenham have been informed that this property is Freehold.

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

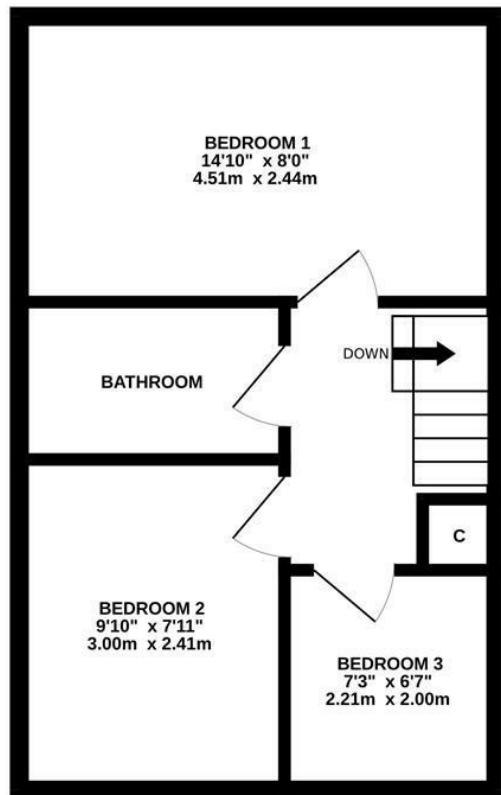
## VIEWINGS

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

## GROUND FLOOR



## 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)	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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

