



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **6 Lil Bilocca Way, Hull, HU7 3LW**

### **£195,000**

**DELIGHTFUL THREE BED SEMI DETACHED - ADVANTAGEOUS PLOT - WEST FACING GARDEN - IDEAL FOR FIRST TIME BUYERS AND SMALL FAMILIES - CLOSE TO LOCAL AMENITIES - TWO BATHROOMS**

This well presented three-bedroom semi detached home is ideally located on Lil Bilocca Way, in the heart of the ever-popular HU7 Kingswood area. Perfectly positioned just a short walk from a range of local amenities, including shops, cafés and a primary school around the corner, the property combines everyday convenience with a popular and well established residential location.

Occupying an excellent plot, the home enjoys a large west facing rear garden, ideal for afternoon and evening sun, outdoor dining and family life. The property would suit first time buyers, young families or anyone seeking a well located home with generous outside space.

The accommodation comprises a welcoming entrance hallway, a bright and spacious living room and a modern kitchen diner with ample space for family dining, along with a convenient ground floor WC. To the first floor are three well proportioned bedrooms, including a comfortable primary bedroom with en suite shower room, complemented by a contemporary family bathroom.

Externally, the property continues to impress with a delightful west facing garden, while allocated off street parking adds further practicality.

This is a fantastic opportunity to purchase a well located home in one of Kingswood's most sought after areas.

**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.

### **VIEWINGS**

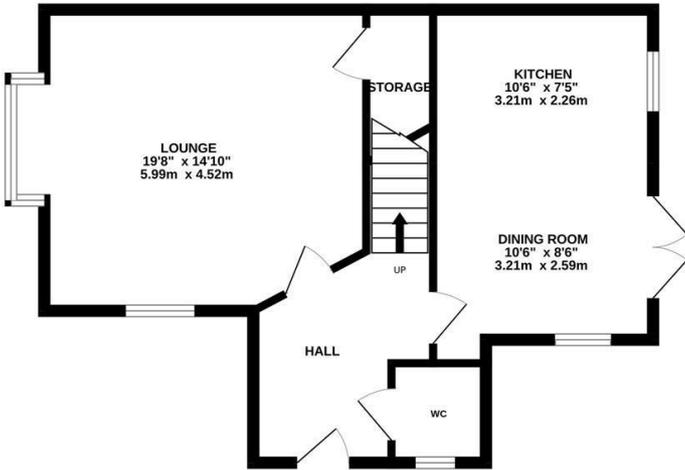
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### **TENURE**

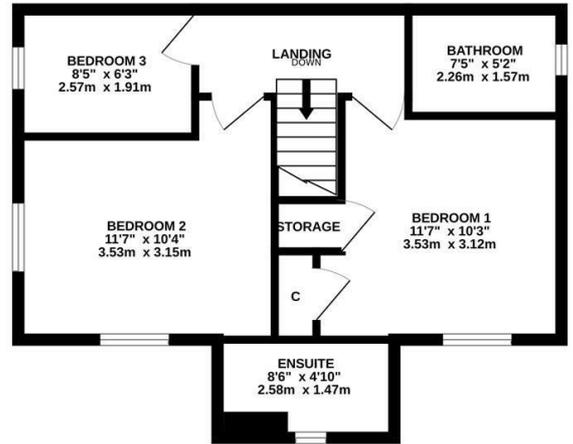
Symonds + Greenham have been informed that this property is Freehold.

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 932sq.ft. (86.6 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>95</b>
(81-81) <b>B</b>	
(69-80) <b>C</b>	<b>83</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <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	
(82 plus) <b>A</b>	
(81-81) <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

