



SYMONDS + GREENHAM

Estate and Letting Agents



9 Parkland Crescent, Hull, HU7 3AR

£230,000

Nestled in the desirable Parkland Crescent of Kingswood, Hull, this semi-detached family home offers a perfect blend of comfort and convenience. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking a welcoming environment.

The ground floor is home to a stunning living room and dining area, perfect for entertaining guests or enjoying family time. The modern kitchen is designed for practicality and style, while a convenient downstairs WC adds to the functionality of the ground floor.

The first floor features two generous double bedrooms, both equipped with fitted wardrobes, alongside a single third bedroom and a family bathroom, ensuring ample space for everyone. Ascend to the second floor, where the true jewel of the home awaits: a magnificent master bedroom suite. This expansive room includes a dressing area and an ensuite shower room, providing a private retreat for relaxation.

Outside, the property boasts off-street parking and a garage, ensuring convenience for your vehicles. The generous garden to the rear offers a delightful space for outdoor activities, gardening, or simply enjoying the fresh air.

Living in Kingswood means embracing a vibrant community with a wealth of local amenities right at your fingertips. From the ASDA superstore and Boots the Chemist to a variety of clothing retailers, everything you need is within easy reach. For leisure, residents can enjoy a range of options, including a David Lloyd Leisure Centre, a cinema, and numerous eateries catering to diverse tastes. The location also provides excellent transport links, making commuting to Hull City Centre, the historic market town of Beverley, and the A63/M62 motorway straightforward.

This property is a wonderful opportunity for those seeking a family home in a lively and well-connected area. Don't miss your chance to make it your own.

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 BAND

Symonds + Greenham have been informed that this property is in Council Tax Band D.

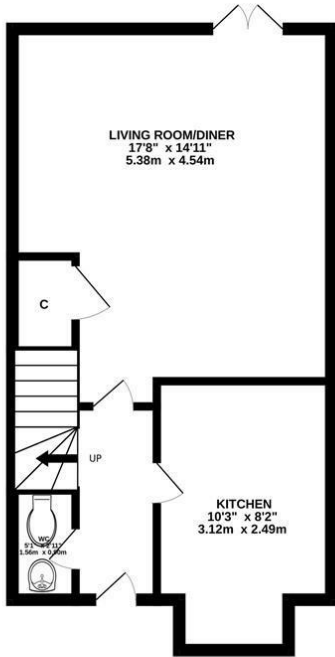
DISCLAIMER

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.

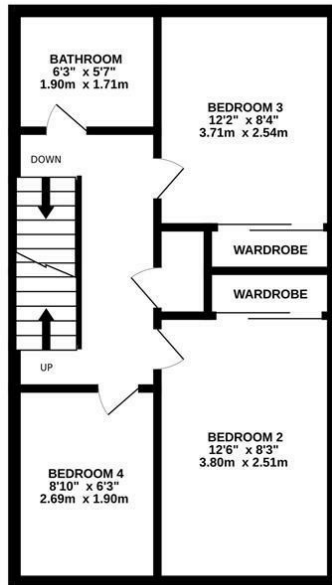
VIEWINGS

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

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR
384 sq.ft. (35.6 sq.m.) approx.



9 PARKLAND CRESCENT KINGSWOOD HU7 3AR

TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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			88
(81-91) B			
(69-80) C			
(55-68) D		79	
(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	

