



SYMONDS + GREENHAM

Estate and Letting Agents



72 Bounty Drive, Hull, HU7 3FN

£235,000

WELCOME TO THIS FANTASTIC THREE-BEDROOM DETACHED HOME TUCKED AWAY IN A QUIET CUL-DE-SAC ON THE POPULAR KINGSWOOD DEVELOPMENT, OFFERING SPACIOUS LIVING, A MASTER ENSUITE, BEAUTIFUL KITCHEN DINER AND EXCELLENT ACCESS TO LOCAL AMENITIES AND BEVERLEY.

Nestled in a tranquil cul-de-sac on the highly desirable Kingswood development, this fantastic detached house on Bounty Drive offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, including a master suite complete with an en-suite bathroom, this home is ideal for families or those seeking extra space.

The property boasts a spacious lounge, perfect for relaxation and entertaining, while the beautiful kitchen diner provides a delightful space for family meals and gatherings. Additionally, the utility room enhances the living experience. Outside, the property features a well-maintained garden, providing a lovely outdoor retreat, and a garage for secure parking or extra storage. There is also parking available, ensuring convenience for residents and guests alike. Located close to an extensive array of retail and leisure facilities at the nearby Retail Park, this home offers easy access to a vibrant community. Furthermore, the proximity to Beverley adds to the appeal, providing additional amenities and picturesque surroundings.

This delightful detached house is not just a property; it is a place to create lasting memories. With its excellent features and prime location, it presents a wonderful opportunity for those looking to settle in a thriving area of Hull.

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 "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.

DOUBLE GLAZING

The property has the benefit of double glazing.

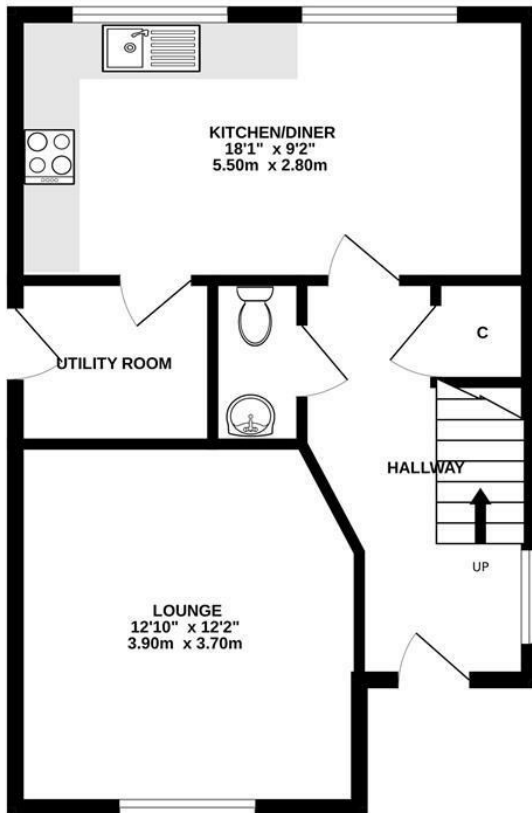
VIEWINGS

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

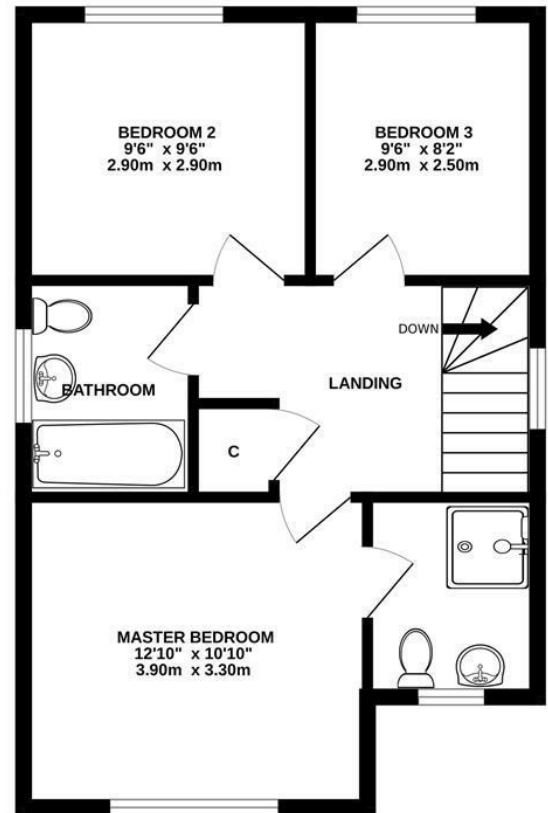
TENURE

Symonds + Greenham have been informed that this property is Freehold

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.




1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.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			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		78	
(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	88
(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	

