



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 12 Gypsy Moth Lane, Hull, HU7 3LQ

### £190,000

MODERN THREE-BEDROOM FAMILY HOME WITH EN SUITE MASTER - SPACIOUS LIVING AREA OPENING TO LARGE ENCLOSED GARDEN - PRIME KINGSWOOD LOCATION NEAR SCHOOLS AND AMENITIES

Nestled in the sought-after area of Kingswood, Hull, this stunning semi-detached house on Gypsy Moth Lane is a perfect family home. Built in 2020, the property is beautifully presented and offers a modern living experience. With three well-proportioned bedrooms, including a master suite complete with an en suite bathroom, this home provides both comfort and convenience.

The spacious living area is a highlight, seamlessly opening out onto a large, enclosed rear garden, ideal for outdoor entertaining or simply enjoying a peaceful afternoon in the sun. The garden offers ample space for children to play or for gardening enthusiasts to cultivate their green thumb.

This property also features a second bathroom, ensuring that family life runs smoothly. Parking is a breeze with space for two vehicles, making it easy for you and your guests to come and go.

Located close to Broadacre Primary School, this home is perfect for families with children. Additionally, a variety of shops, with Kingswood Retail Park including Asda Supermarket and Tesco Express, are just a short distance away, providing all the essentials you need within easy reach.

#### **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**

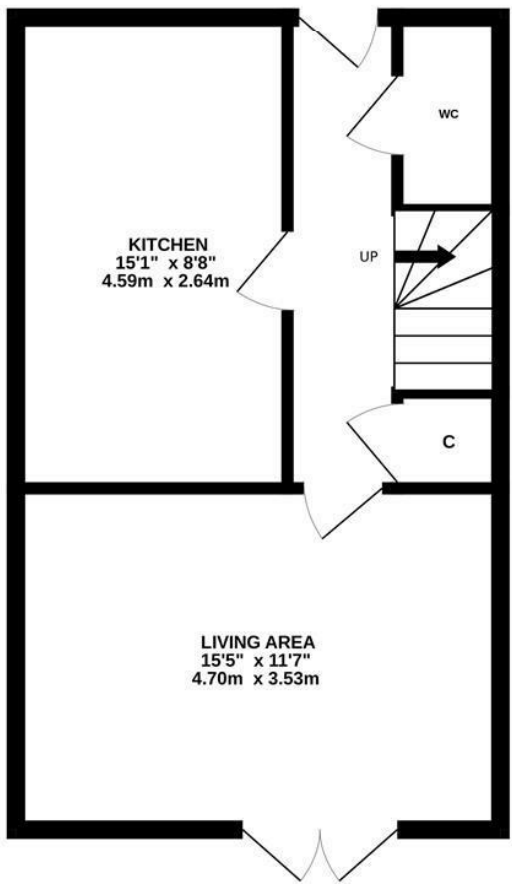
Symonds + Greenham have been informed that this property is Freehold

#### **VIEWINGS**

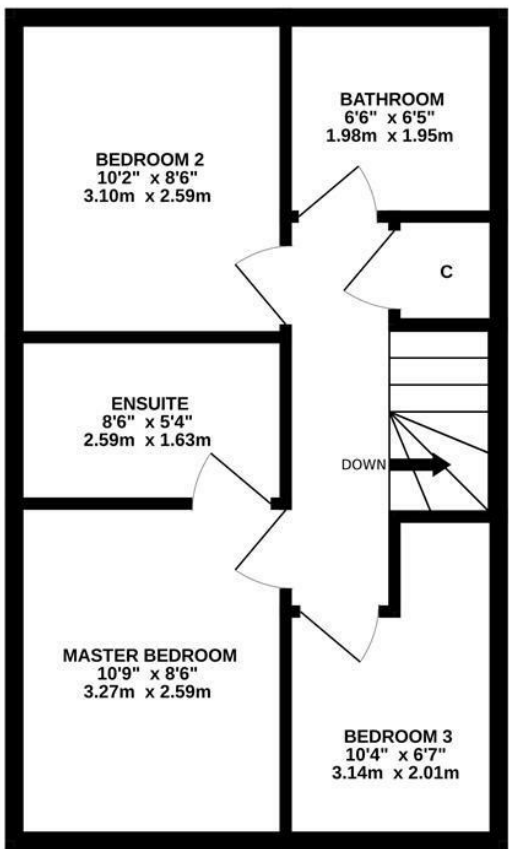
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



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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