



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 4 Diversity Drive, Hull, HU7 3LG

### £225,000

Nestled in the highly desirable Kingswood development on Diversity Drive, this stunning semi-detached house, built in 2022, offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms and two bathrooms, this home is ideal for families seeking both comfort and style.

The ground floor begins with the hall way that leads into the contemporary kitchen/diner which flows seamlessly into the living room, complete with french patio doors to the rear garden, the convenient downstairs WC completes the ground floor. Ascending to the first floor, you will find two generous double bedrooms accompanied by a family bathroom, providing ample space for relaxation and privacy. The crowning jewel of this home is the incredible master bedroom suite located on the second floor, complete with an ensuite shower room and a walk-in wardrobe/dressing room, offering a luxurious retreat.

The property boasts a side drive that provides off-street parking, a valuable asset in this bustling area. The west-facing rear garden is a delightful outdoor space, featuring a well-maintained lawn, a paved patio area perfect for al fresco dining, and raised planted borders that add a touch of greenery and charm.

Living in Kingswood means enjoying a vibrant community with a plethora of local amenities at your doorstep. Residents benefit from the convenience of an ASDA superstore, Boots the Chemist, and a variety of quality clothing retailers. For leisure, the area offers a McDonald's, a David Lloyd Leisure Centre, a cinema, and a diverse selection of eateries to satisfy every palate. The location is not only lively but also strategically positioned for easy access to Hull City Centre, the historic market town of Beverley and the A63/M62 motorway link, making commuting a breeze.

This property is a perfect choice for families looking for a modern home in a thriving community. Don't miss the opportunity to make this stunning house your home.

### **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 C.

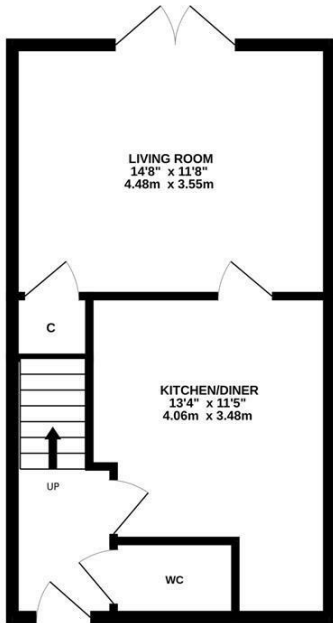
### **DISCLAIMER**

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.

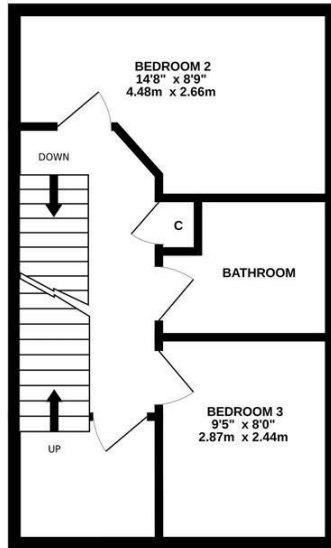
### **VIEWINGS**

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

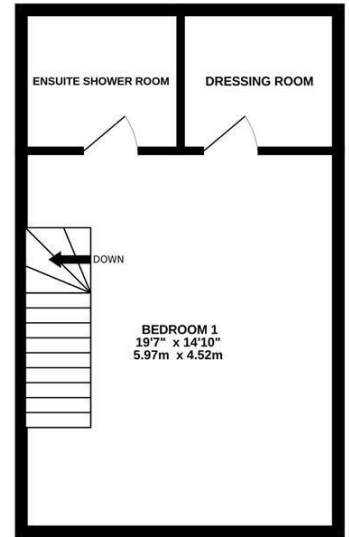
GROUND FLOOR  
390 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.




2ND FLOOR  
306 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 1110 sq.ft. (103.1 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) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</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 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) <b>A</b>			
(81-91) <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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	