



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **31 Farrier Close, Hull, East Yorkshire HU7 3DW**

### **Offers over £220,000**

**STUNNING DETACHED HOME - THREE DOUBLE BEDROOMS - MODERN FAMILY BATHROOM - GENEROUS WEST FACING REAR GARDEN - OFF STREET PARKING AND GARAGE - BEAUTIFUL KITCHEN/DINER**

This beautiful detached house would be perfect for a small family to move straight in with no work required whatsoever. The property is situated on the east Hull development of Kingswood which is home to well regarded schools and a host of local amenities including a supermarket, a cinema and a range of retail outlets. The property is well decorated throughout and boasts a large modern kitchen/diner, living room, convenient downstairs WC, three double bedrooms and a family bathroom. Externally this wonderful home keeps on giving with a huge westerly facing rear garden perfect for those long summer days and evenings. There is the added benefit of a single garage and driveway providing off street parking for a number of vehicles.

**DONT HESITATE TO BOOK A VIEWING ON THIS EXCELLENT FAMILY HOME...CALL NOW!**



## GROUND FLOOR

### ENTRANCE HALL

With stairs to the first floor

### LOUNGE

13'5 max x 14'7 max (4.09m max x 4.45m max )

An excellent sized reception room with French doors to the kitchen diner

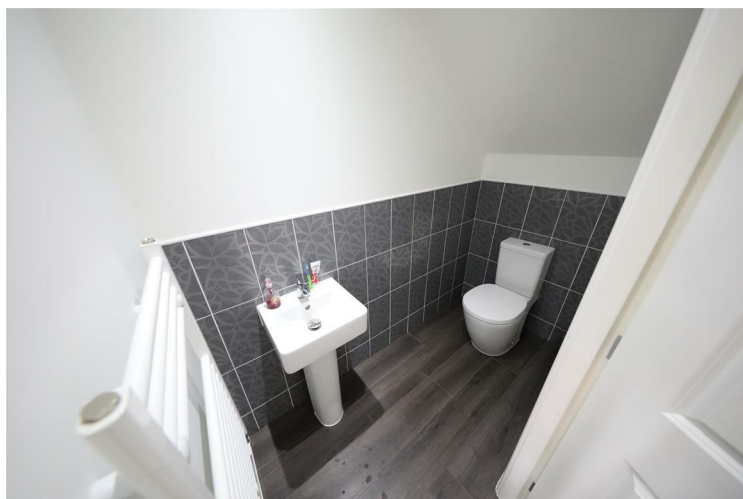
### KITCHEN/DINER

17'5 max x 13'3 max (5.31m max x 4.04m max )

Spacious and modern kitchen diner with a range of eye level and base level units with complimenting work surfaces, electric oven, gas hob with overhead extractor fan, plumbing for washing machine and space for tumble dryer, stainless steel sink and drainer unit, integrated fridge freezer and integrated dishwasher, French doors to the rear garden and convenient downstairs WC

### DOWNSTAIRS WC

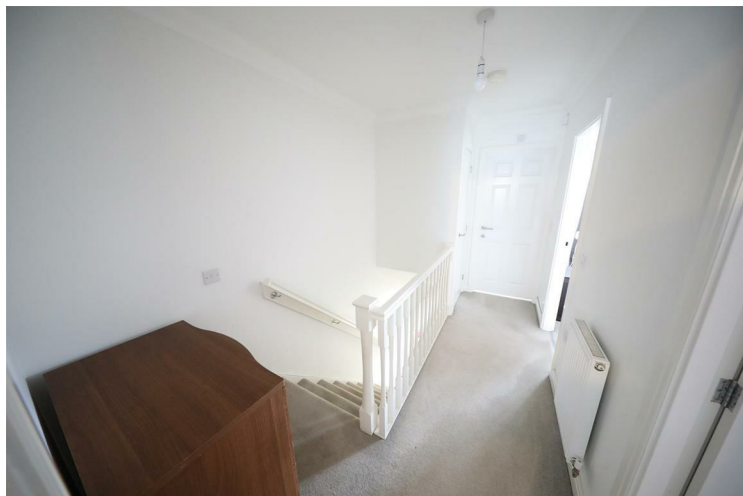
With low-level WC, pedestal handbasin, heated towel rail and tiles to splashback areas



## FIRST FLOOR

### LANDING

With over stairs airing cupboard



### BEDROOM ONE

10'2 max x 15'0 max (3.10m max x 4.57m max )

An excellent sized double bedroom with fitted wardrobes

### BEDROOM TWO

10'2 max x 13'4 max (3.10m max x 4.06m max )

A second good size double bedroom

### BEDROOM THREE

8'9 max x 9'2 max (2.67m max x 2.79m max )

### BATHROOM

6'7 max x 7'1 max (2.01m max x 2.16m max )

With low-level WC, pedestal handbasin, panel bath with overhead shower attachment, heated towel rail and tiles to splashback areas

### OUTSIDE

The property benefits from front and rear gardens with a brick paved drive providing off street parking for a number of vehicles and a single brick built garage providing further parking or external storage. The generous West facing rear garden is quite a sun trap. It's mainly laid to lawn enclosed by timber fencing and an excellent space to relax or entertain guests throughout the summer



### 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

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

### COUNCIL TAX BAND

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

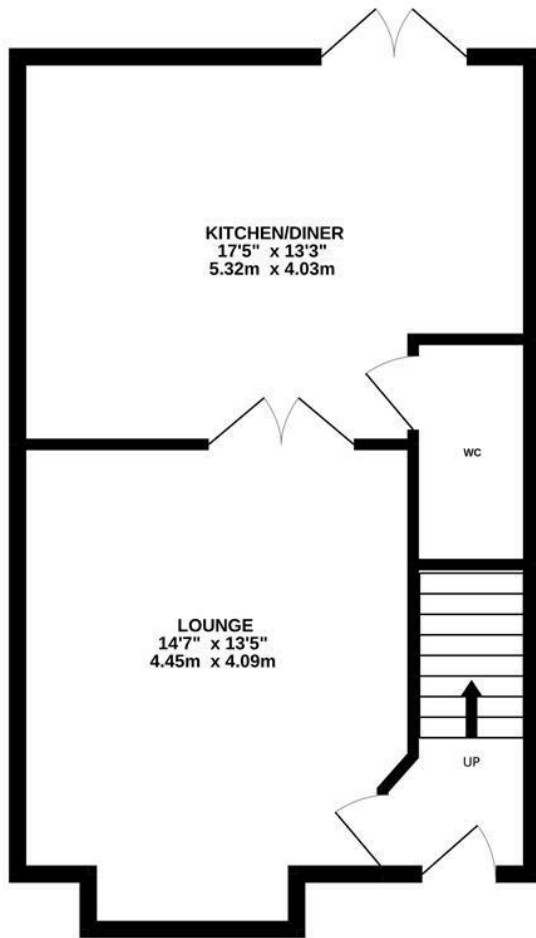
### VIEWINGS

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

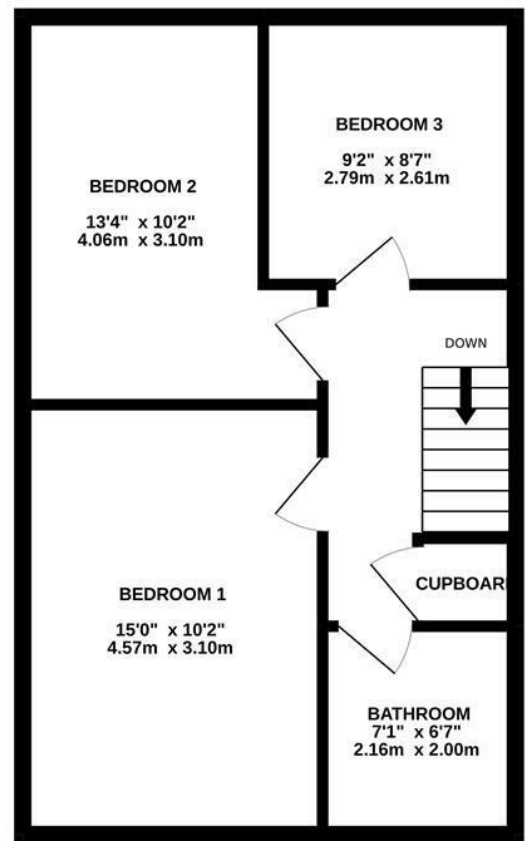
### DISCLAIMER

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.


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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>81</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	
England & Wales	
EU Directive 2002/91/EC	

