



**SYMONDS + GREENHAM**

Estate and Letting Agents



## **25 Farrier Close, Hull, HU7 3DW**

### **£265,000**

IMMACULATE THREE-BED DETACHED HOME IN A QUIET KINGSWOOD CUL-DE-SAC - STYLISH KITCHEN DINER WITH UTILITY, MASTER ENSUITE & MODERN BATHROOM - LANDSCAPED GARDEN, CONVERTED GARAGE BAR & OFF STREET PARKING

Nestled in the tranquil cul-de-sac of Farrier Close, Kingswood, Hull, this immaculately presented three-bedroom detached house offers a perfect blend of modern living and comfort. The property boasts a spacious lounge that invites relaxation, while the stylish integrated kitchen diner is a true highlight, featuring contemporary finishes and a utility room for added convenience.

The ground floor is thoughtfully designed, including a downstairs w/c and additional storage accessible from the utility room, ensuring practicality for everyday living. Upstairs, you will find three generously sized bedrooms, with the master bedroom benefiting from an ensuite bathroom, alongside a well-appointed family bathroom.

The exterior of the property is equally impressive, featuring a beautifully landscaped garden that provides a serene outdoor space. A converted garage has been transformed into a delightful bar or man cave, perfect for entertaining guests or enjoying quiet evenings at home.

With off-street parking available for at least three vehicles, this home is not only stylish but also functional. Located within easy reach of Kingswood's extensive array of shops, restaurants, schools, and transport links, this property truly embodies convenience. Whether you are a growing family or looking for a peaceful retreat, this home is a wonderful opportunity not to be missed.

## 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.

## TENURE

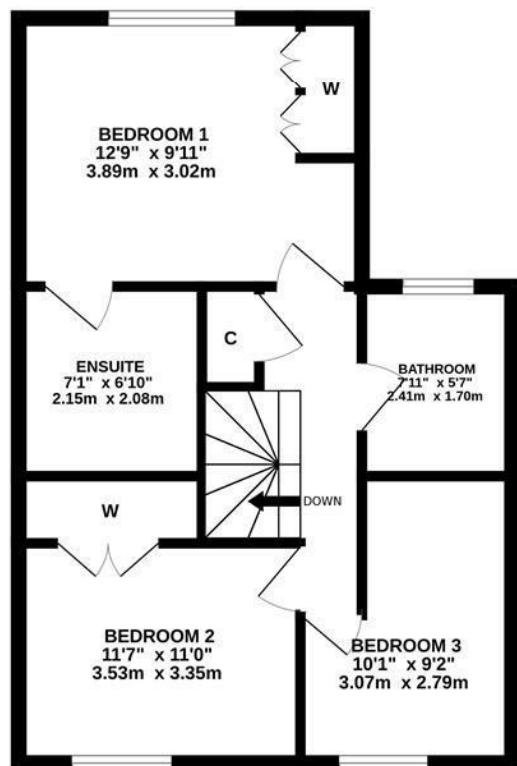
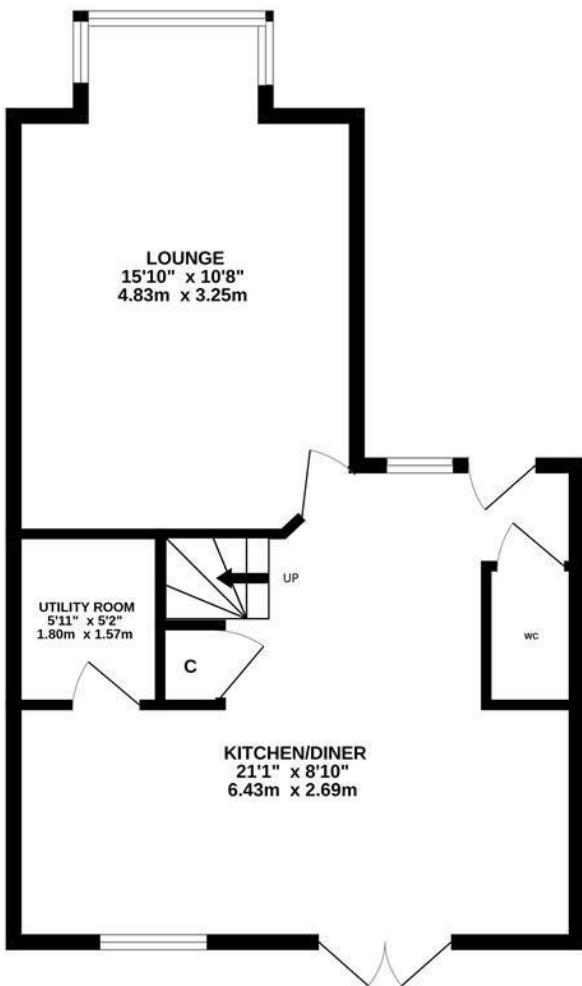
Symonds + Greenham have been informed that this property is Freehold

## VIEWINGS

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

GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.

1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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			
(81-91) B			
(69-80) C			
(59-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

