



SYMONDS + GREENHAM

Estate and Letting Agents



12 Hall Leys Park, Hull, East Yorkshire HU7 3GN Offers over £155,000

LOVELY THREE BED FAMILY HOME WITH LANDSCAPED WEST FACING REAR GARDEN AND OFF STREET PARKING
SITUATED ON KINGSWOOD

This three bed family home is perfect for a family or even a first time buyer and is located on the popular and up and coming area of Kingswood, the semi-detached property is close to local amenities and well regarded schools, is arranged over two floors and briefly comprises entrance hall, downstairs WC, living room, kitchen/diner, three bedrooms with en-suite shower room to master, family bathroom, lovely rear garden and garage with additional parking space.

HOUSES IN THIS AREA ARE VERY POPULAR...DON'T MISS OUT...BOOK A VIEWING NOW!!

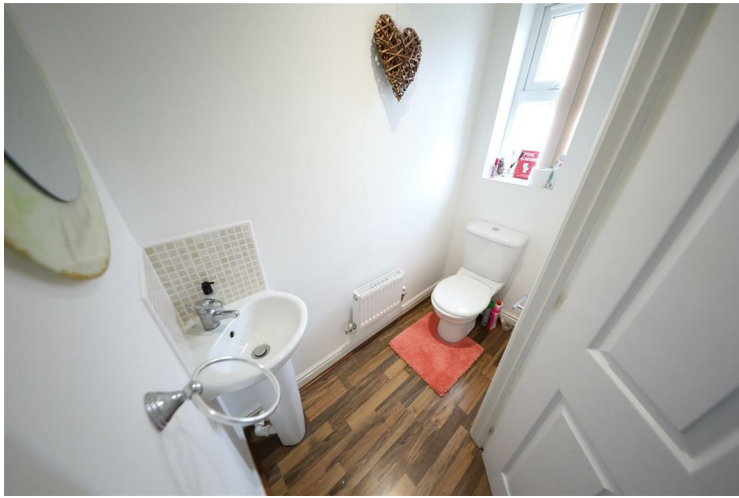
GROUND FLOOR

ENTRANCE HALL

with door to living room, stairs to first floor and door to...

DOWNSTAIRS WC

with low level WC and pedestal hand basin



LIVING ROOM

14'9 max x 12'10 max (4.50m max x 3.91m max)

with door to...



KITCHEN/DINER

16'3 max x 9'3 max (4.95m max x 2.82m max)

with a range of eye level and base level units with complimenting work surfaces, stainless steel sink and drainer unit, electric cooker and gas hob with over head extractor fan, plumbing for automatic washing machine, under-stairs cupboard and french doors leading to rear garden



FIRST FLOOR

BEDROOM 1

10'5 max x 9'10 max (3.18m max x 3.00m max)

with fitted wardrobes and door to en-suite shower room



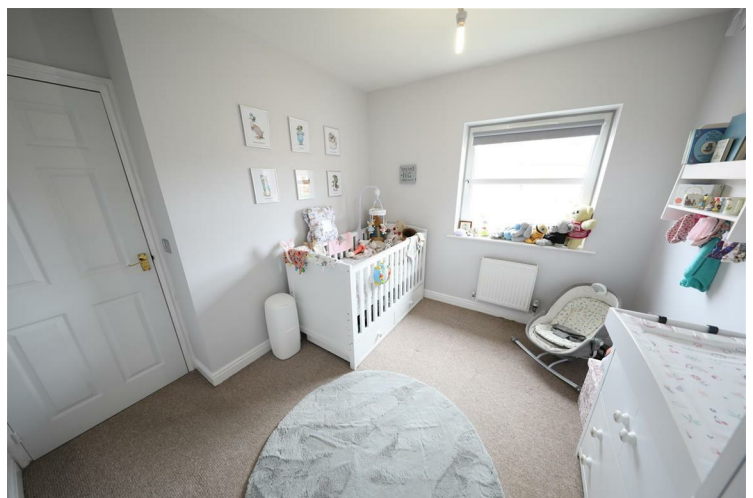
EN-SUITE SHOWER ROOM

with low level WC, pedestal hand basin and shower cubicle with shower over head, tiled to splash back area's



BEDROOM 2

9'11 max x 9'11 max (3.02m max x 3.02m max)



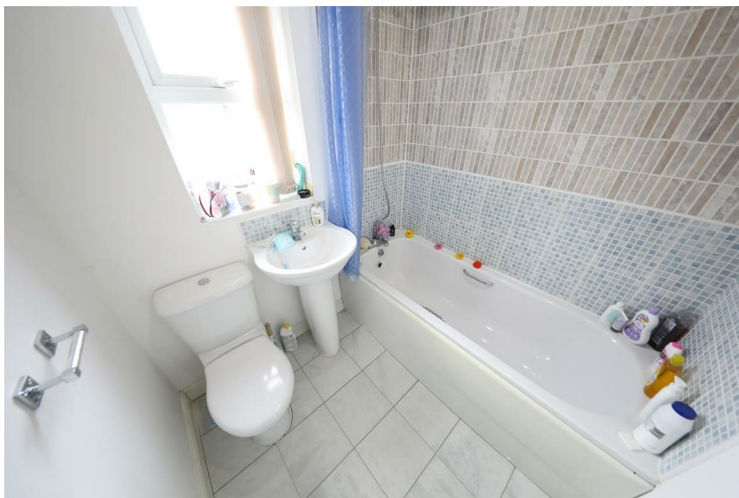
BEDROOM 3

7 x 6'9 (2.13m x 2.06m)



BATHROOM

with low level WC, pedestal hand basin, panelled bath with overhead shower attachment, tiled to splash back area's



OUTSIDE

The front garden is mainly laid to lawn with a block paved path leading to the front entrance, a side path leading to the rear garden and a separate side path (adjacent to 11 Hall Leys Park) to a brick built garage with a parking space.

The rear garden has a raised decking area, a block paved patio area and an area laid with slate chippings, enclosed by timber fencing.

DOUBLE GLAZING

The property has the benefit of double glazing.

CENTRAL HEATING

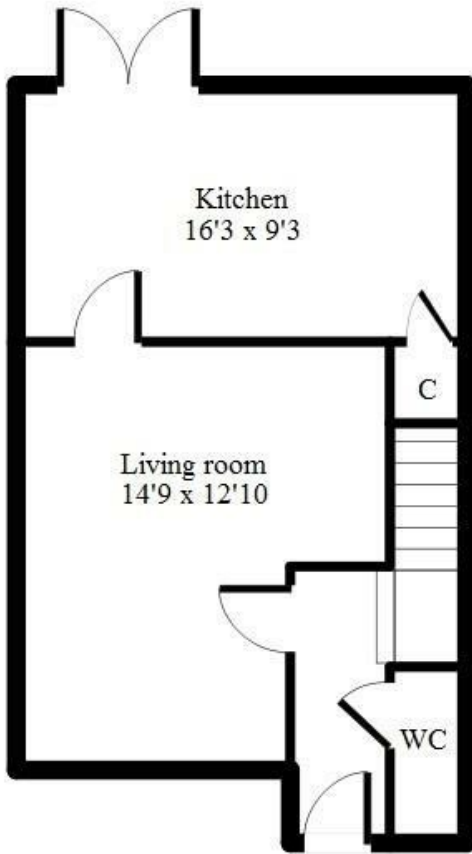
The property has the benefit of gas central heating (not tested).

VIEWINGS

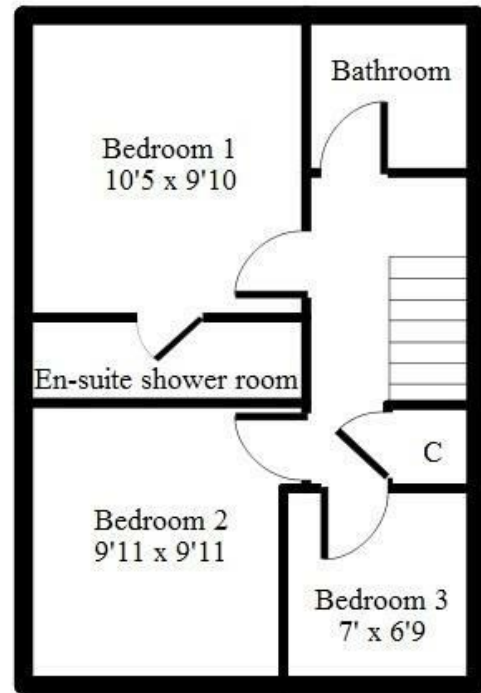
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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



First floor



Energy Efficiency Rating	
Current	Potential
	90
78	
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
	78
78	
<small>Very environmentally friendly - lower CO₂ emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales	EU Directive 2002/91/EC