



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **30 Greenwich Park, Hull, HU7 3FQ**

### **£160,000**

A delightful two bedroom terraced home, tucked away on Greenwich Park in the highly sought after Kingswood area. This move in ready property enjoys a peaceful location while remaining close to local amenities, transport links and highly regarded schools. Offered with no onward chain, it presents an ideal opportunity for first time buyers or those looking to downsize.

The ground floor features a welcoming entrance hall leading to a modern kitchen, thoughtfully designed with contemporary units and plenty of workspace. The spacious lounge is filled with natural light and opens via French doors onto the rear garden, perfect for entertaining or relaxing. A convenient ground floor WC completes the accommodation on this level.

Upstairs, there are two generously proportioned double bedrooms, each bright and airy, along with a stylish shower room fitted with modern fixtures and finishes.

Externally, the property sits on a well maintained plot with a low maintenance rear garden, ideal for outdoor dining or gardening. To the front, a driveway provides off street parking for two vehicles, adding both convenience and practicality.

A fantastic opportunity to acquire a contemporary, ready to move in home in a quiet yet highly accessible Kingswood location — combining comfort, style and lifestyle in one attractive package.

**BOOK YOUR VIEWING NOW!**

### **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 B.

### **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.

### **FLOOR PLAN DISCLAIMER**

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

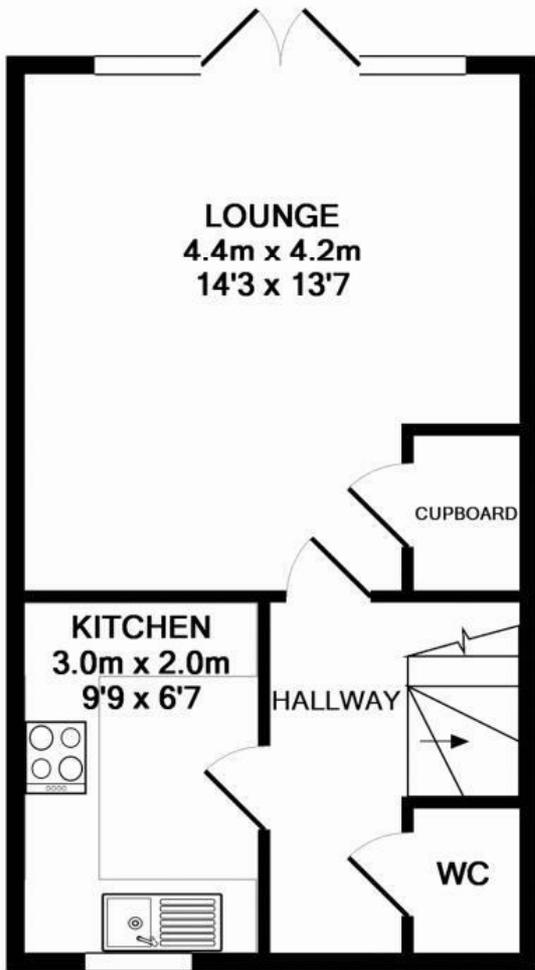
### **TENURE**

Symonds + Greenham have been informed that this property is Freehold.

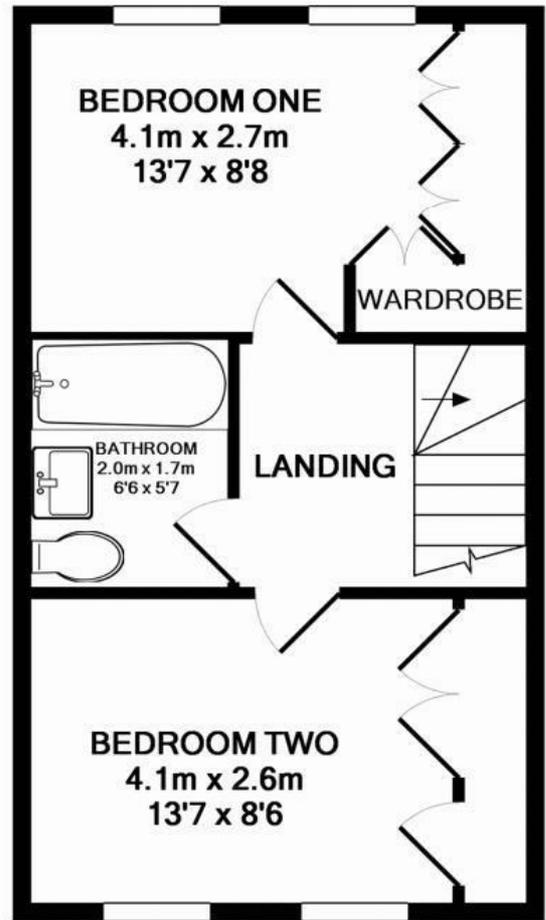
If you require more information on the tenure of this property please contact the office on 01482 444200.

### **VIEWINGS**

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 30.4 SQ.M.  
(327 SQ.FT.)

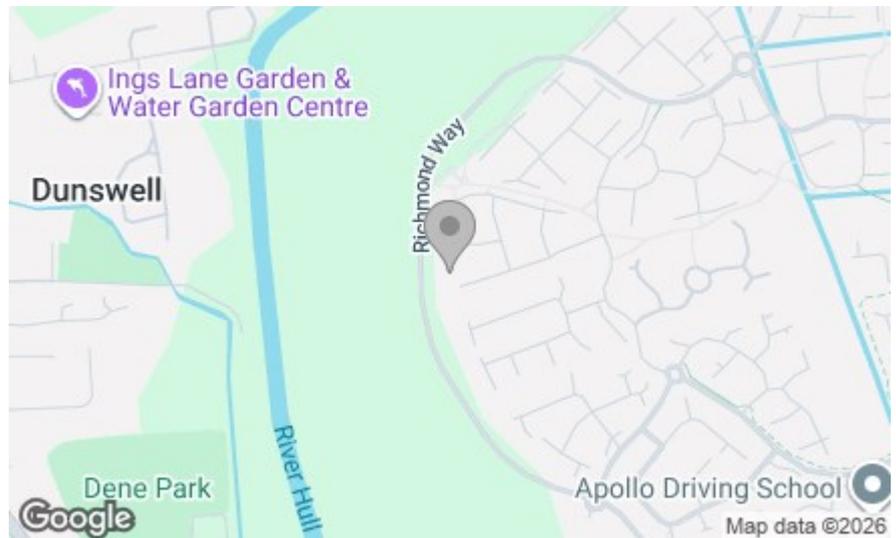


1ST FLOOR  
APPROX. FLOOR  
AREA 30.4 SQ.M.  
(327 SQ.FT.)

TOTAL APPROX. FLOOR AREA 60.8 SQ.M. (655 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>	
(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 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	
(02 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