



SYMONDS + GREENHAM

Estate and Letting Agents



86 Pools Brook Park, Hull, East Yorkshire HU7 3GE

Offers over £180,000

LOVELY THREE BEDROOM END HOUSE - POPULAR KINGSWOOD LOCATION - OFF STREET PARKING FOR TWO VEHICLES - MODERN THROUGHOUT

Symonds and Greenham are delighted to bring to the market this lovely, three bedroom, end of terrace home. Situated on Pools Brook Park, this property is ideally located for amenities with shops, supermarkets, cafes, bars and restaurants all within close proximity as well as a retail park, very highly regarded schools and transport links to Hull City Centre and Beverley. Inside, this property is modern throughout. You will find a lounge, a conservatory, a kitchen and a WC downstairs, with two generous bedrooms and a family bathroom found on the first floor. The second floor offers a wonderful main bedroom with access to a large ensuite. Outside this home has a paved rear garden that is mainly laid to lawn and the benefit of off street parking behind the property, there is also a front garden that is mainly laid to lawn. This would be perfect for First Time Buyers and Families.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

15'62 x 13'33 max (4.57m x 3.96m max)

A wonderful family room with plenty of natural light.



WC

With low level WC and a hand basin.



CONSERVATORY

9'57 x 8'77 max (2.74m x 2.44m max)

Another wonderful reception giving additional living space.



KITCHEN

6'81 x 10'69 max (1.83m x 3.05m max)

With a range of eye level and base level units with complimenting work surfaces, plumbing for a washing machine, space for a fridge freezer, integrated oven with gas hob and overhead extractor fan and a sink and drainer unit.

FIRST FLOOR

BEDROOM 2

13'24 x 9'44 max (3.96m x 2.74m max)

A brilliant bedroom with plenty of space for storage.



BEDROOM 3

9'71 x 6'90 max (2.74m x 1.83m max)



BATHROOM

With a low level WC, a panelled bath with overhead shower attachment and a hand basin.



OUTSIDE

The property benefits from off street parking for two cars to the rear, a paved garden to the rear and a front garden laid to lawn.



SECOND FLOOR

BEDROOM 1

13'69 x 10'13 max (3.96m x 3.05m max)

A brilliant main bedroom with ensuite access.



ENSUITE

With a low level WC, a panelled bath with an overhead shower attachment and a hand basin.



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

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.

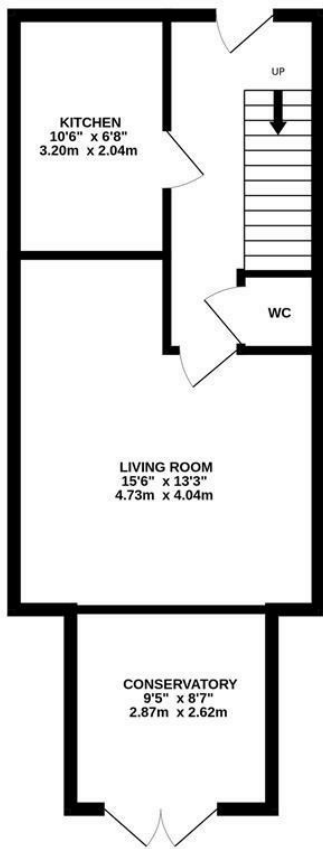
COUNCIL TAX

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

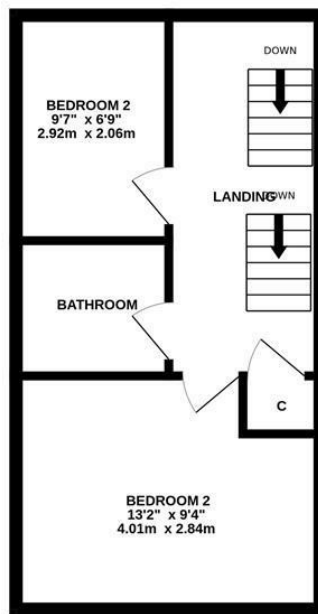
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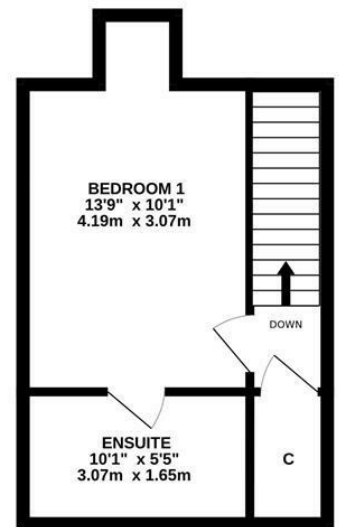
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 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		87 76
(81-91) B		
(69-80) C		
(55-68) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	