



SYMONDS + GREENHAM

Estate and Letting Agents



39 Brockwell Park, Hull, HU7 3FH

Offers in the region of £175,000

MODERN THREE-BEDROOM SEMI-DETACHED HOME IN A QUIET KINGSWOOD CUL-DE-SAC, FEATURING A CONTEMPORARY KITCHEN DINER, TWO BATHROOMS, GARDEN ACCESS AND PARKING, WITH EXCELLENT AMENITIES AND TRANSPORT LINKS CLOSE BY.

Nestled in the tranquil cul-de-sac of Brockwell Park, Kingswood, Hull, this superb three-bedroom semi-detached house is a true gem. Built in 2017, the property features a contemporary design that is both stylish and functional, making it perfect for modern living.

As you enter, you are welcomed by a bright and airy reception room, which serves as the heart of the home. This inviting space is ideal for entertaining guests or unwinding after a busy day. The well-proportioned bedrooms provide ample room for a growing family, with the flexibility to accommodate a home office or guest room as needed. The two bathrooms add a touch of luxury and convenience, ensuring that morning routines are smooth and efficient.

The kitchen diner is a standout feature, seamlessly opening onto the rear garden, creating an excellent flow for indoor and outdoor living. This space is perfect for family gatherings or summer barbecues, allowing you to enjoy the beautiful surroundings. Located in the highly sought-after Kingswood area, residents benefit from the peaceful ambience of Brockwell Park while being just a stone's throw away from a variety of local amenities. From shops and restaurants to leisure facilities, everything you need is within easy reach. Additionally, excellent transport links ensure that commuting to nearby areas is hassle-free.

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 "C"

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.

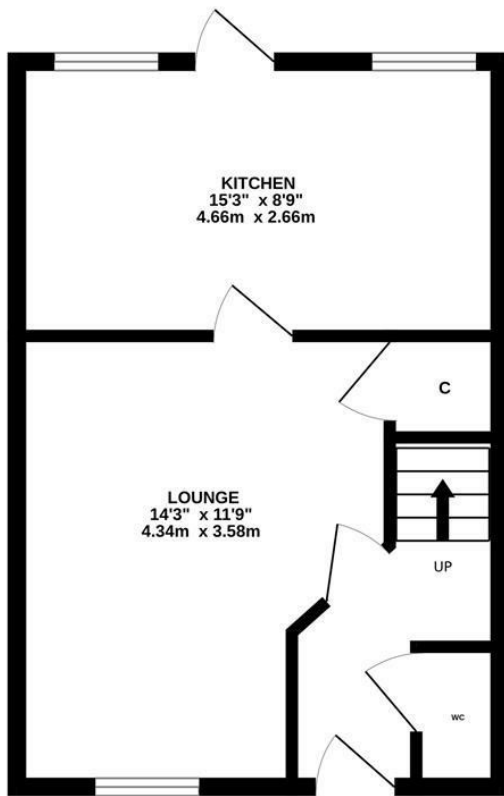
TENURE

Symonds + Greenham have been informed that this property is Freehold

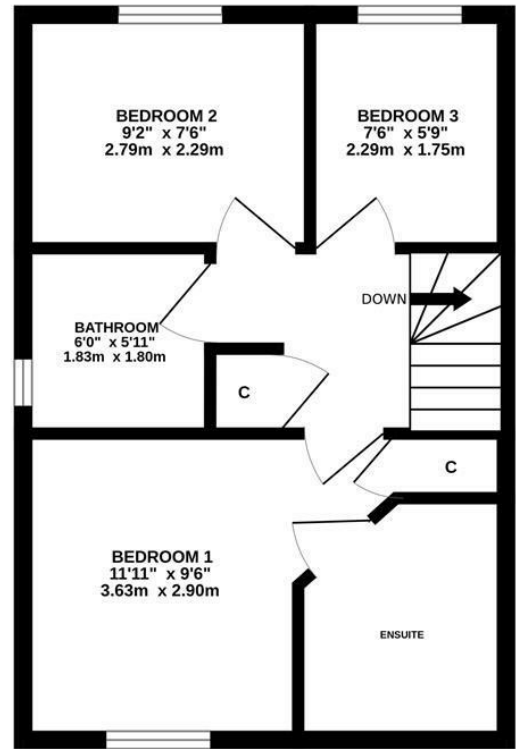
VIEWINGS

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

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) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	93
	80
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	

