



SYMONDS + GREENHAM

Estate and Letting Agents



Plot 32, 31 William Gee Drive, Hull, HU5 4AF

£159,000

SUPERB TWO BED STARTER HOMES - PERFECT FOR FIRST TIME BUYERS - OFF STREET PARKING - GENEROUS REAR GARDENS - 10 YEAR NEW BUILD WARRANTY - MOVE IN SUMMER 2024 - FREE MORTGAGE ADVICE AVAILABLE FOR FIRST TIME BUYERS - FOUR TWO BEDS LEFT!!!

Situated in the buoyant HU5 area of Bricknell avenue, there is two, two bed terraced, one semi detached and one end terrace home available on the highly anticipated second phase of this exclusive new build development.

Ideal for first time buyers with off street parking. Buyers can choose their own kitchen with optional extras available and interest is expected to be very high so anyone interested in purchasing should register their interest as soon as possible.

These plots are due to be completed in summer 2024 and assisted move schemes and mortgage advice are available.

Call our New Homes Team today on 01482 444200 to book your viewing

PART EXCHANGE SCHEME AVAILABLE
MORTGAGE ADVICE AVAILABLE FOR FIRST TIME BUYERS
MOVE IN SUMMER 2024

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor and convenient ground floor WC

LOUNGE

An excellent sized reception room

DOWNSTAIRS W/C

A convenient downstairs WC with low level WC and pedestal hand basin

KITCHEN / DINING ROOM

A spacious kitchen/diner with door to the utility room and the buyers choice of a fully integrated Howdens kitchen with fridge freezer, dishwasher, oven, hobs, extractor fan and a range of eye level and base level units with complementing work surfaces and French doors to the rear garden. (Optional extra can be purchased directly from Howdens)

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BATHROOM

With low-level WC, pedestal hand basin, panelled bath for the overhead shower attachment and heated towel rail

OUTSIDE

The property benefits from a generous rear garden laid to topsoil and enclosed by timber fencing with a concrete path spanning the perimeter of the property

PARKING

Off street parking for two cars.

DOUBLE GLAZING

The property has the benefit of double glazing.

CENTRAL HEATING

The property has the benefit of central heating

COUNCIL TAX BAND

Symonds + Greenham have been informed that the tax band has yet to be designated

VIEWINGS

Please contact The New Build Team Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

TENURE

The tenure is freehold.

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.

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			
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			
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England & Wales	EU Directive 2002/91/EC		

