



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 15 Bamburgh Park,, Hull, HU7 3NT

### £205,000

FANTASTIC THREE BED END TERRACED - BEAUTIFULLY PRESENTED THROUGHOUT - IDEAL FOR FIRST TIME BUYERS AND SMALL FAMILIES - FANTASTIC PLOT - POPULAR HU7 LOCATION - CLOSE TO LOCAL AMENITIES - OFF STREET PARKING FOR 2 VEHICLES

A beautifully presented and stylish three bedroom end terraced property on Bamburgh Park in the heart of Kingswood. Set within an ever popular residential location, it sits close to a wide range of local amenities including shops, leisure facilities and well regarded schools. Enjoying an excellent plot with a particularly generous rear garden, this home offers both space and contemporary comfort, making it a fantastic option for a variety of buyers.

The interior has been finished to a modern standard throughout, with a bright entrance hall leading into a spacious, beautifully decorated living room. The sleek kitchen diner is a real highlight, offering a clean, contemporary design with ample storage and workspace, ideal for everyday family life and entertaining. A convenient ground floor WC completes the ground floor.

To the first floor are three good sized bedrooms, each well presented, along with a modern family bathroom finished in a stylish, neutral palette.

Externally, the property boasts a fantastic, larger than average rear garden—perfect for children, pets or outdoor entertaining—and a front drive providing off street parking for 2 vehicles.

Modern, stylish and ready to move straight into, this is a superb home in a highly sought after Kingswood location.

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 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.

#### **TENURE**

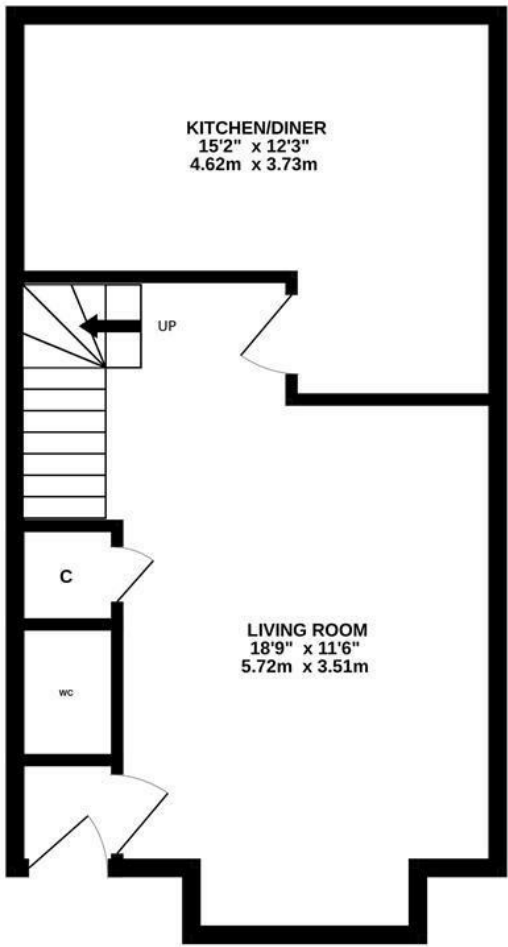
Symonds + Greenham have been informed that this property is Freehold.

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

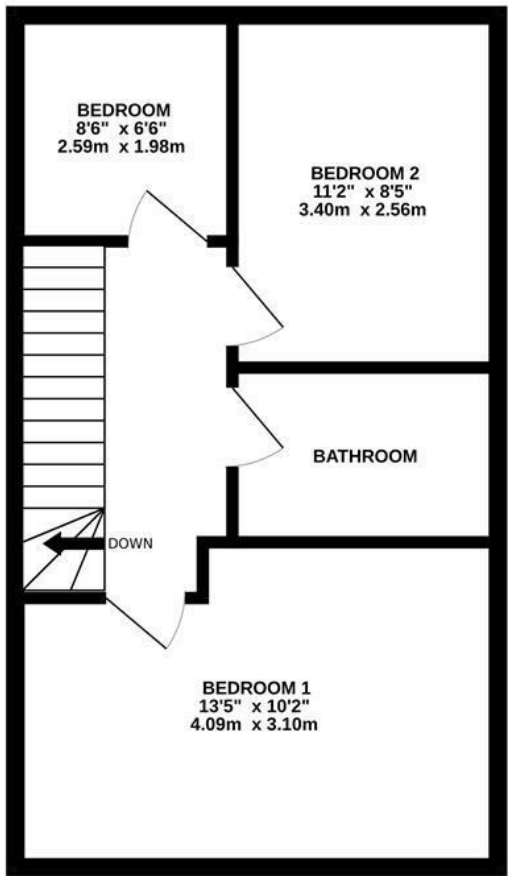
#### **VIEWINGS**

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

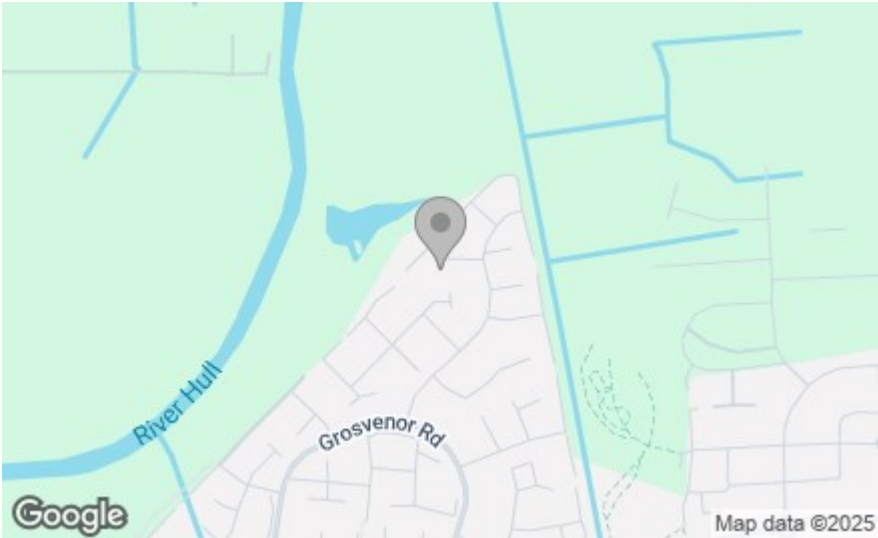
GROUND FLOOR




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) <b>A</b>			<b>96</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			
(x2 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	