



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **211 Kingston Road, Hull, HU10 6AN** **£235,000**

SENSATIONAL THREE BED END TERRACED - EXTENDED KITCHEN DINER - STYLISHLY PRESENTED THROUGHOUT - OPEN PLAN LIVING - HIGHLY SOUGHT AFTER LOCATION - CLOSE TO AMENITIES AND GOOD SCHOOLS - GOOD TRANSPORT LINKS

Situated in the heart of highly sought after Willerby, this stunning three bedroom end terraced property offers stylish, extended living in a fantastic location. Perfectly positioned close to well regarded schools, excellent local amenities and transport links, this home is ideal for families, first time buyers or anyone looking to settle in this desirable area.

Beautifully presented throughout, the property has been thoughtfully extended to the rear to create a spacious, open plan layout ideal for modern living. The ground floor comprises a welcoming entrance hall, a bright and airy open plan living room with bay window to the front and an impressive L shaped kitchen diner to the rear – perfect for entertaining and everyday family life.

Upstairs, the property offers three fantastic bedrooms, all well proportioned and tastefully decorated, along with a stylish family bathroom.

Externally, the home continues to impress. The rear garden is a true sun trap—beautifully maintained and perfect for relaxing or hosting during the warmer months. To the front, a private gravelled driveway provides off street parking for two vehicles.

This is an exceptional property in one of the area's most desirable locations and must be viewed to be fully appreciated.

**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.

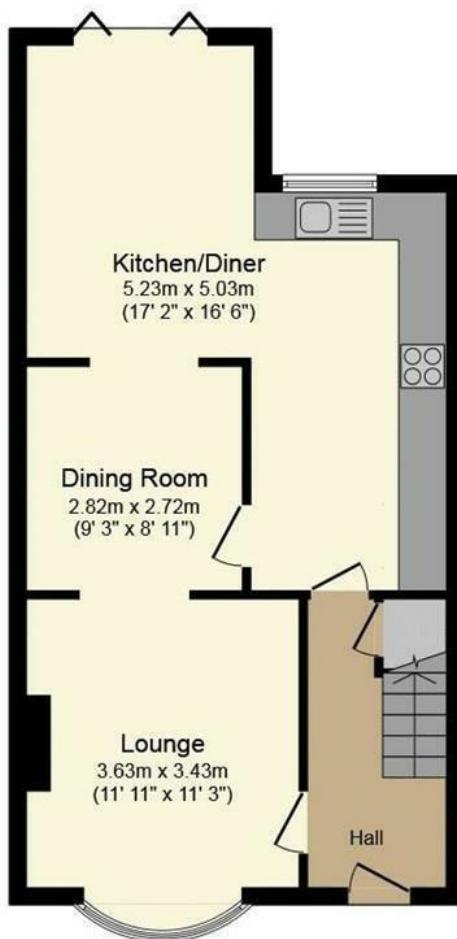
## TENURE

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.

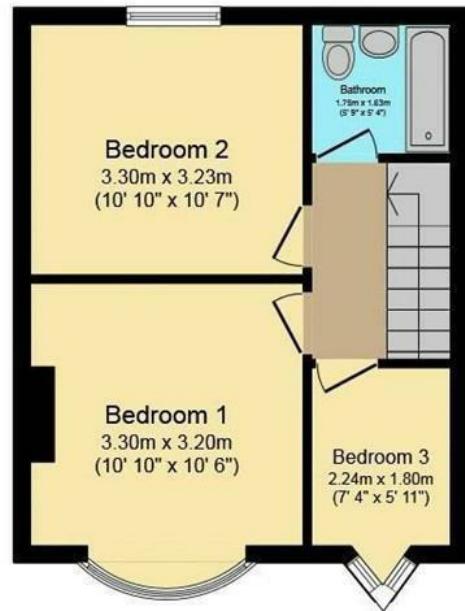
## VIEWINGS

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



## Ground Floor

Floor area 52.2 sq.m. (562 sq.ft.)  
approx



## First Floor

Floor area 34.7 sq.m. (373 sq.ft.)  
approx

Total floor area 88.0 sq.m. (947 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

