SYMONDS + GREENHAM

Estate and Letting Agents









23 Kirkstone Road, Hull, HU5 5TX
Offers over £135,000

BEAUTIFULLY PRESENTED TWO-BEDROOM SEMI-DETACHED HOME WITH A STUNNING SUN-TRAP GARDEN, MODERN KITCHEN DINER AND OFF-STREET PARKING – PERFECT FOR FIRST-TIME BUYERS.

Tucked away in a peaceful cul-de-sac on the ever-popular Kirkstone Road, this beautifully presented two-bedroom semi-detached home offers the perfect blend of modern style, comfortable living and fantastic outdoor space. Ideally suited to first-time buyers, downsizers or young professionals, this move-in-ready property is sure to impress.

The accommodation briefly comprises a welcoming entrance hall leading to a bright and inviting lounge, providing the perfect space to relax and unwind. To the rear of the property is a stylish modern kitchen diner, thoughtfully designed with contemporary living in mind, offering ample space for cooking, dining and entertaining.

To the first floor are two generous double bedrooms, both beautifully presented, together with a sleek and modern family bathroom finished to an excellent standard.

Outside, the property continues to impress with a superb rear garden that enjoys a sunny aspect, creating the perfect sun trap for relaxing, entertaining guests or enjoying summer barbecues. To the front, a gravelled driveway provides the convenience of off-street parking.

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

DOUBLE GLAZING
The property has the benefit of double glazing.

COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band A

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.

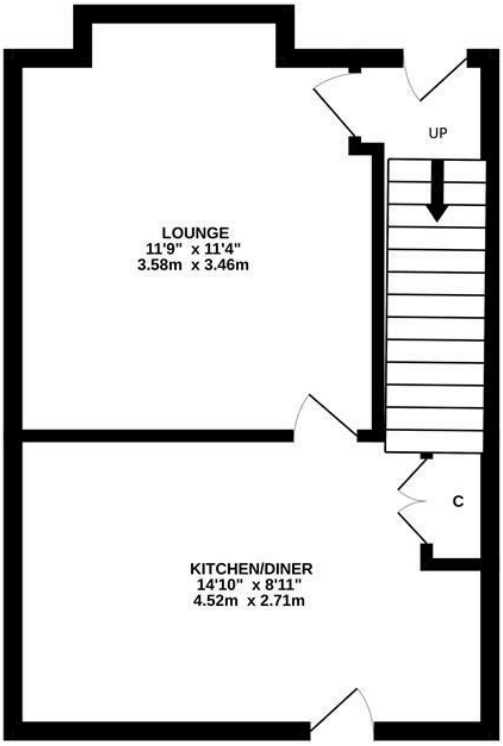
VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

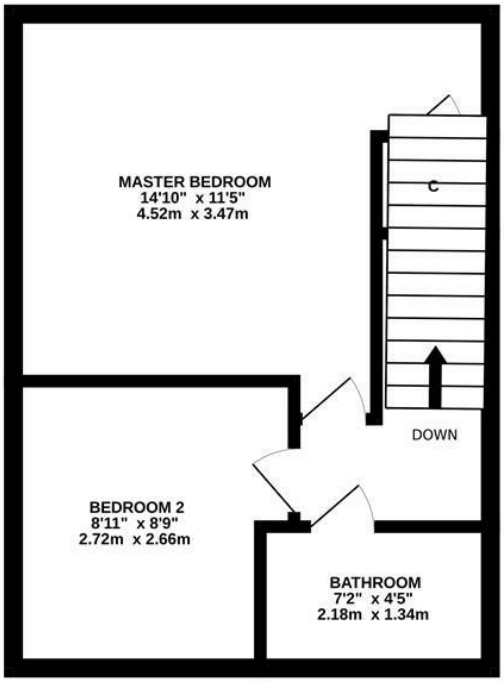
FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

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.

GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.

1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.

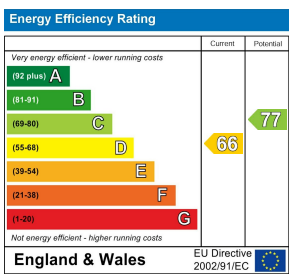


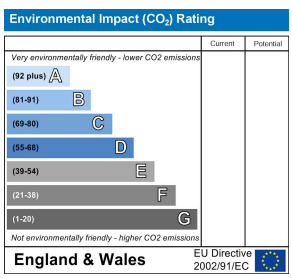


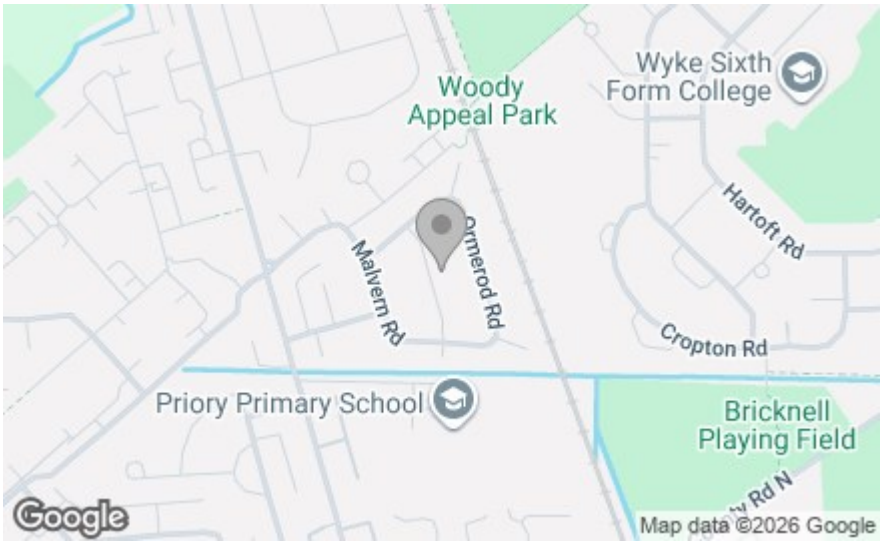
23 KIRKSTONE ROAD, HULL HU5 5TX

TOTAL FLOOR AREA : 621 sq.ft. (57.7 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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